THE CHARTERED SURVEYOR



THE JOURNAL OF

THE ROYAL INSTITUTION OF CHARTERED SURVEYORS

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JUNE 1961

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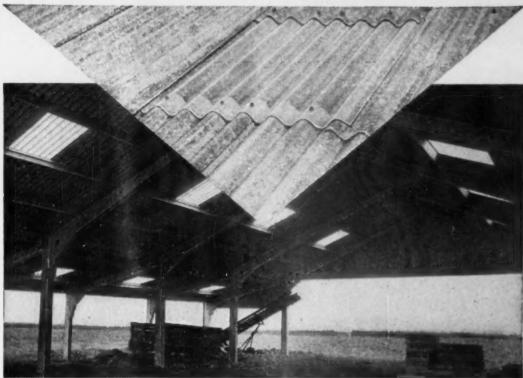
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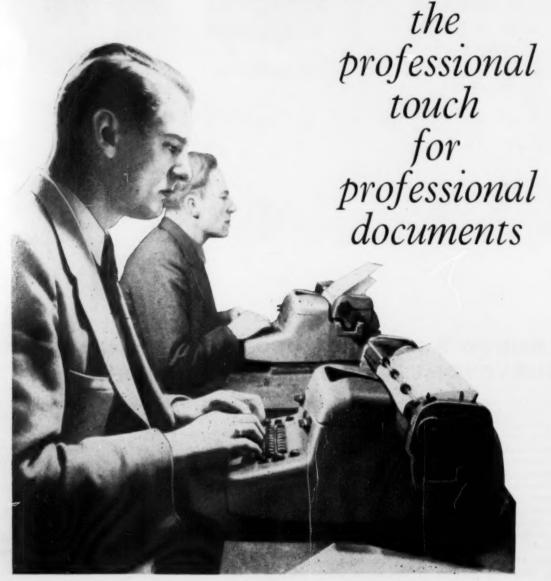
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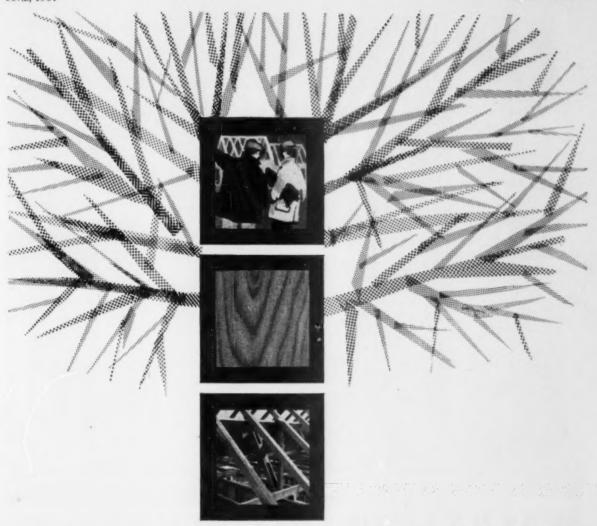
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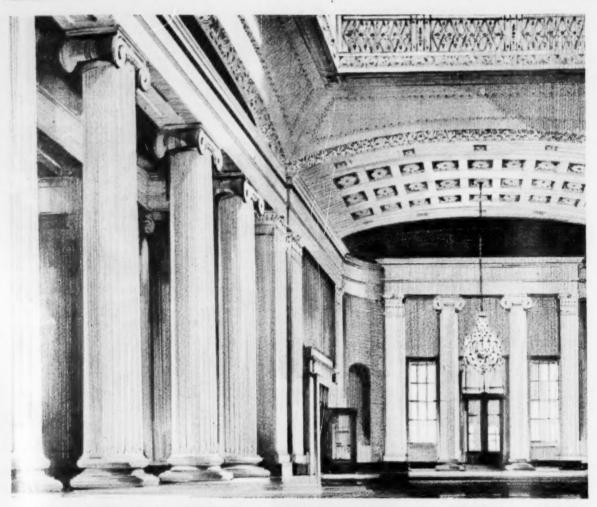
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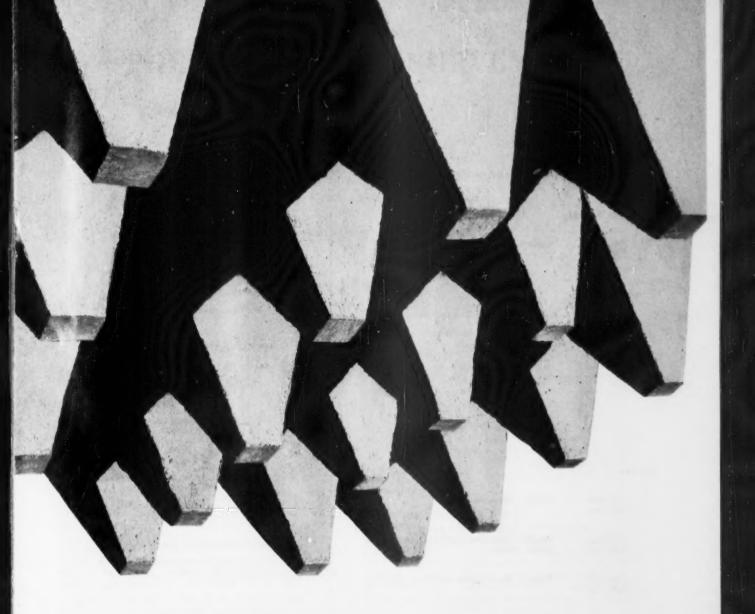
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Institution Meeting

12th June 5.45 p.m. Annual General Meeting

Chartered Surveyors Annual Conference University of Leicester 4th-8th July, 1961

P.E

11st June

Match v. Vitruvians

.30 a.m.

Match v. Chartered Auctioneers and Estate

9th July 1.30 a.m.

Agents Institute

26th July 1.30 a.m.

Match v. Royal Institute of British Architects

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THE CHARTERED SURVEYOR

The Journal of

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JUNE, 1961

NO. 12

Editorial Notes

The Chalk-pit Case

CONCEIVED of the necessity to supervise that branch of law lying between administration and judicial proceedings, the Council on Tribunals took another step on the uneasy path of equating executive action to public advantage when it reported recently on what seems destined to become a minor cause célèbre—the chalk pit case.

The case dates from a planning application made in December, 1957, for permission to dig and grind chalk in a gravel pit adjoining agricultural land. The application was refused by the local authority and before a subsequent public enquiry the intended "development" was also opposed by local residents on the grounds that dust blown from the chalk working would detrimentally affect adjoining property, stocks and crops. The Inspector's recommendation that the application be refused was not accepted by the Minister, who allowed the appeal. There then arose an objection that, after the completion of the inquiry, the Minister had accepted fresh evidence from officers of the Ministry of Agriculture who had stated that the process of lime-production proposed by the adjoining property.

A plea to the High Court by an adjacent owner under section 31 (1) of the Town and Country Planning Act, 1959 for the quashing of the Minister's decision was rejected on the grounds that as a third party the appellant had no action: a decision which was subsequently upheld on appeal. The whole case was then referred to the Council of Tribunals, who, after consideration, reported to the Lord Chancellor.

In a written reply in the House of Lords on 20th April the Lord Chancellor stated that he had come to the conclusion that "the Minister of Housing and Local Government acted strictly in accordance with the procedure approved by the Government following the Report of the Franks Committee. I also think, following my review of it in this case, that the procedure is a proper one, given the nature of the Minister's jurisdiction."

The advice on the effects of dust emission on crops, etc., given by the Minister of Agriculture, who had been approached by the applicants for planning permission prior to the planning application for their acceptance of the proposals from the standpoint of the demand for agricultural

chalk and eligibility for lime subsidy was, concluded Lord Kilmuir, expert assistance helping to evaluate technical evidence given at the enquiry and not "new factual evidence."

With regard to "third party" interests stated the Lord Chancellor, "It is the practice of the Ministry of Housing and Local Government to allow anybody to express views at inquiries, whatever his interest. His interest may, indeed, be simply that of a member of the public. The expression 'third parties' has therefore in this context a very wide meaning; and . . . it does not seem practicable to give all such persons legal rights in relation to the decisions which follow inquiries." The Lord Chancellor was, however, taking up the question of third parties with the Council on Tribunals.

The Grading of Homegrown Timber

HOW to create a better market for homegrown timber? That is a question which has exercised the mind of every interested party for some years. The principal arguments levelled against homegrown timber are that most of it is of indifferent quality, and that in the higher grades there is insufficient quantity to constitute a reliable source of supply. Manufacturers are sometimes shy of using the small amount of good timber available on the grounds that they cannot rely on getting repeat orders of similar quality.

It is an inescapable fact that we have a very small forestry acreage per head of population compared with most other countries. And that in each of two World Wars over 45 per cent of the existing stock on those acres was cut, much of it prematurely. At the present time, homegrown timber provides only 10 per cent of the national requirements. But many acres of young forest, created principally by the Forestry Commission, are approaching the production stage, and in future years we can expect a greater output from our forests, and look for a corresponding increase in our share of the national market.

The ability to secure this extra trade, however, will depend mainly on improving the quality of the supply. The basic quality of any log is, of course, determined by the conditions under which it was grown, and the treatment it received while growing. But given a reasonable basic quality in the log, the quality of individual orders sawn from that log can be improved by grading. Any purchaser familiar with the grading system then knows exactly what he is getting, and can re-order by specifying the grade required, confident that he will receive supplies of a level product.

The advantages of the system must be obvious. All imported timber is graded, although to different grades to those proposed for homegrown timber. Naturally it is more trouble to grade, and naturally it costs money. Prepackaging in the fruit and vegetable trade has been introduced to increase the sales appeal of the product. Grading of timber will ensure that the buyer receives a known sample and nothing else. It is essential that confidence is restablished in the quality of homegrown timber, and grading is a big step in that direction.

The actual process of grading is relatively straightforward. The inspector ascertains the defects in each piece of timber by visual inspection, and assigns it to the appropriate grade. The recommendations for grading have been drawn up by the Forest Products Research Laboratory, and once the basic concept has been grasped, proficiency in grading is largely a matter of practice and experience. An article on the grading of timber is published on page 664.

" Combined Operations or Eternal Triangle?"

THE site between the Houses of Parliament and New Scotland Yard is about to be developed: the LCC have given planning permission and the enterprise is in the hands of Land Estates, a property company under the direction of a Mr. Arthur Green, Chairman of the Board. This, briefly, is the background to the drama enacted at Church House, Westminster, on Monday, 1st May, sponsored by the RICS, organised by Mr. Arthur Green (F) advised by Mr. J. E. Clark, who has had considerable experience as an amateur dramatist, and performed by Mr. Green, Mr. Jack Hughes (F), Mr. Cecil Elsom, FRIBA and Mr. Robert Stevens (PA). A departure from the ordinary run of Institution meetings the evening was acknowledged a great success; the 500-strong audience received the performance with enthusiasm and at the buffet supper which followed, discussion on the knotty problems set by large building projects and recalcitrant clients continued far beyond normal "closing time."

The cast is to be congratulated. As amateur actors they convinced their audience not only that the whole scheme was plausible but that within the confines of one small stage four separate busy offices were at work on the project. Mr. Arthur Green, sleek and satisfied behind his desk, looked every inch the successful property man; partial to holidays in Bermuda, prone to wonderful ideas which leave his architect gasping ("what about a forty-storey tower block?") and eager to complete the job immediately, if not sooner (" I shall have the most expensive hole in London "). We first meet him in conversation with Mr. Jack Hughes, a valuer. Mr. Hughes figures prominently through all the stages of the development with advice on the letting potentialities and relative profitability of different types of development, working in conjunction with the quantity surveyor who is costing the whole project and with the architect, its designer. His ultimate function is to find tenants for the completed building but we make his acquaintance long before the final scene of the last act when the building is up and complete, for his advice is sought continuously during the formative stages of the scheme.

The architect, Mr. Cecil Elsom, who was nominated by arrangement with the RIBA, is acting for Mr. Green for the first time. He it is who keeps Mr. Green's feet firmly on the

ground, when the latter, on his sun-drenched Bermuda beach, sees visions of forty-storey blocks, staircases differently positioned and a deeper outside marble facing. His ally is the quantity surveyor, played here by Mr. Robert Stevens, whose reports on cost mean sudden death to most of these ideas. Mr. Green, to put it generously, is rather hazy about the function and even the usefulness of the quantity surveyor. If he has thought of him at all it is as a counter of bricks; he has never employed a quantity surveyor and he is not at all sure that he wants to break with that tradition. Mr. Elsom convinces him and Mr. Green's team of three is in on the project from the outset.

Tension mounts with frequent 'phone calls, complaints from the House of Commons that noise from the site is drowning the voices of the country's elected representatives, and letters from London Transport, pleading for the safety of the Inner Circle line—cracks have been reported in the tunnel. However, as in all good plays, all's well that ends well. The building goes up, Mr. Green's blood pressure comes down and his team celebrate with him over lunch at the Sayov.

A shortened version of the script, which of necessity omus much of the spontaneity and humour, is published on page 647 of this issue.

New Survey of London

A COMPLETE town planning survey of the County of London has just begun. Starting at the same time as the national census, 25 LCC surveyors will, between them, be visiting more than a million houses, flats, shops, offices, factories and warehouses in the next 18 months. They are working from a mobile office and will make their way systematically across London from Hammersmith in the west to Woolwich in the east.

A similar survey was made in 1947 and formed the background of the 1951 County of London Development Plan for the rebuilding of London up to 1972.

A second survey completed in 1957 showed what changes there had been in the use of land and buildings in the 10 years from 1947. This information led to the proposals for modifying the Development Plan which were submitted by the Council to the Minister in March, 1960, and were considered at the Public Enquiry at County Hall throughout the autumn of 1960.

The new survey will show what changes there have been since 1957 and an electronic computer is to be used in analysing these and relating them to the data on population, housing and employment which the census will reveal, so providing information which will be used in formulating the next Review of the Plan to carry it another step forward to 1980 and beyond.

Annual General Meeting

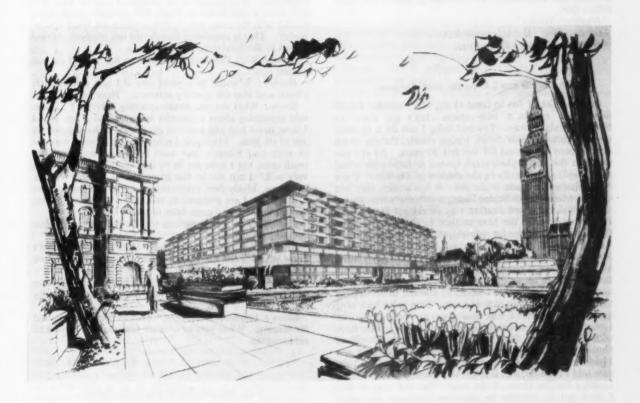
UNDER a slightly different guise this year the ninety-third annual report of the Council of the Institution is enclosed with this issue of *The Chartered Surveyor*. All aspects of RICS activity are portrayed from the now familiar discussions on registration and rebuilding to a report from the new Internal Services Committee and a summary of Institution action on currently projected legislation.

Members are asked to read the report and to take the opportunity afforded by the Annual General Meeting to be vocal about what they read. The meeting this year will be held on 12th June at 5.45 p.m. at the Institution.



Combined Operations or Eternal Triangle?

A play in one Act



Dramatis Personae

The Client ... Mr. Arthur Green (F)

The Architect ... Mr. Cecil Elsom FRIBA

The Quantity Surveyor ... Mr. Robert Stevens (PA)

The Valuation Surveyor ... Mr. Jack Hughes (F)

The action begins in the elegant office of Mr. Arthur Green, a developer. He is enthusiastic over a new development scheme, although his spirits have been somewhat dampened by the report received from his architect. He has just asked for a telephone call to be put through to Mr. Jack Hughes, a valuation surveyor, who has been recommended to him by a friend.

Green: Is that Mr. Hughes? Hughes: Yes, speaking.

Green: Good morning. My name is Green. I am Chairman of Land Estates—you may have heard of the company—and I think we have met before. I'm anxious for help on a particular development scheme with which my company is shortly going to be concerned. I think it would be of great assistance to me and my fellow directors if you would come and see me some time.

Hughes: Yes, certainly, Sir. What is your trouble?

Green: There is no trouble. That is exactly what I am trying to avoid.

Hughes: Alright, Sir. When would you like to see me? Green: I know it's short notice and I suppose—at least I hope—you are a busy chap, but could you come at a quarter to three this afternoon? I shall not be back from lunch before then.

Hughes: To-day?

Green: Yes. If it is inconvenient——
Hughes: No, no. I'll be there.

The time is now 2.45 on the same afternoon.

Green: Nice of you to come along, Mr. Hughes. Do sit down. We are both busy chaps. Let's get down to business straight away. The best thing I can do is to show you this picture which shows. I hope clearly, the site which my company has owned for the last 30 years. As you can see from this aerial photograph (points to large-scale aerial photograph) it is literally in the shadow of Big Ben. There is the shadow and here is the site. It has a very, very fine main frontage here to Bridge Street, a subsidiary frontage on the Embankment, and another very prominent frontage on Parliament Street. We have realised in the last few years that it is just about ripe for redevelopment. For that purpose I have been in touch with an architect by the name of Mr. Cecil Elsom. I got him to get out a preliminary scheme and to give me a report on it. When I set out with my Board to think about this in the first instance, I was quite under the impression that I would be allowed to develop on the basis of a plot ratio of five to one. I am going back now quite a few years. I was also given to understand that I would be able to have on the site shops on the ground floor with offices above. That is what I had got in mind-offices above the shops. I thought they would go like a bomb. I had no idea at the time that I should have to do what I am now told I must do, that is to provide loading and unloading facilities for the shops at the rear. The last snag is that I have got to provide an expensive basement car park. I have no doubt that this fellow Elsom is an experienced chap-he must know what he is up to, otherwise he would not be working for all these pals of mine—but, at the same time, I cannot believe this is entirely realistic. That is the problem. You asked if I have any trouble: I ask you to get me out of it.

Hughes: I have never met Mr. Elsom but I know him by repute. He has done a great many of those dramatic redevelopment schemes and everything you have told me is consistent with my experience. As far as the LCC are concerned, there has been a fundamental change in their attitude towards development, particularly when it involves office construction, and you as a developer must face up to it. In any case, have you any real aversion to building flats on this site?

Green: I have had no experience of them. Our development schemes up to now have been chiefly concerned with suburban shops, with maisonettes above, or offices, and so on. I have no aversion to flats as such, but I have always understood that they are rather uneconomic.

Hughes: That is not true to-day. Certainly here I am sure that if you build flats you could let them at rents which would give you a satisfactory yield, particularly if you intend holding the property as an investment, as I believe you do. First I suggest we should consider the value of the property which you already have, on the assumption that it is re-let at current rental values. We can then examine these drawings, make a financial forecast of the total cost of development, and compare that with the resultant value of the new investment. These figures would at least give us an idea of whether we can produce a re-development scheme which is profitable. It is important to remember that at least you will have a new building which will compete much more readily with the many new buildings which are being erected to-day. That is something you should not overlook, having regard to the development of the future.

Green: Well, that sounds sensible to me. What do you

Hughes: It would be a good idea if I had a word with Elsom, and also the quantity surveyor. Have you got one? Green: What do you mean—quantity surveyor? Elsom said something about a quantity surveyor but I am afraid I have never had any previous experience of having one on any of my jobs. Mind you, I admit that up to now I suppose in your and Elsom's eyes they have been comparatively small ones, but I have got to be sold on this idea. It is all very well. I am not in this game just to provide fees for expensive, highly-paid professional chaps. Anyhow, leave it like this: I am prepared to talk about it when you have spoken together and come back to me.

Hughes: Are you suggesting that he will spend his time counting your bricks?

Green: You put it more bluntly than I would. I don't know what his real functions are, and I want to know before I give consent.

Hughes: Your first concern is your budget, and the man who is vital in preparing that will prove to be your quantity surveyor.

Green: Enough of that now. Thanks very much indeed for coming. When you have more information, come and see me again.

Later that day, Elsom telephones Stevens.

Elsom: Hullo, Steve. Cecil here. I have a new client named Arthur Green. He has got a wonderful site right opposite the House of Commons, with frontages to Parliament Street, the Embankment and Bridge Street. But he is a very difficult customer. The point is, he bought the site a long time ago and, as usual, was planning to use it much as it is to-day. Briefly the LCC will only give me a jolly sight less than he wants. As far as I know, he has never used a quantity surveyor in his life. It's a very big job. I must have a quantity surveyor on a job this size and you have always done my jobs. If I send you drawings, could you give me an approximate estimate based on our standard schedule of finishings? I'll try to get you the job. I can't promise more.

Stevens: That sounds like the normal drill, Cecil.

Hughes telephones Elsom.

Hughes: Mr. Cecil Elsom?

Elsom: Speaking.

Hughes: My name is Hughes. I had a meeting yesterday with one Arthur Green. He tells me that you have been appointed architect for his Westminster re-development scheme. I have a copy of your drawings and I have promised to produce, by tomorrow, figures for the development for discussion with Green, but I must have a little more information. Can you tell me what is the position with regard to a quantity surveyor? Has one been appointed?

Elsom: Well, as a matter of fact there has not, but I have beaten you to it. I have spoken to a chap named Stevens. He is working on the drawings, estimates and cubes to get at the basic information which I am sure you'll need, but he

has not yet been appointed.

Hughes: That's a relief anyhow—not that he has not been appointed but that you have got on to it. Could he possibly

let me have the figures some time to-day?

Elsom: Oh, sure. He will let you have them immediately. The point is this: I'd like your co-operation. We have just got to get this chap in as quantity surveyor soon if he is going to be part of the team. I don't care how you do it.

Mr. Green's office the next day. He is sitting at his desk and Elsom comes in.

Elsom: Good morning, Sir.

Green: Good morning, Elsom. How are you? Nice

to see you. Sit down. Family well?

Elsom: Not so bad—when they see me.

Green: Let's get down to business.

Elsom: The point is, I have brought along the drawings. I came myself because I wanted to discuss another matter which we ought to get clear at this stage. Hughes rang me yesterday and I believe you are going to have a meeting with him shortly. We have to discuss facts and figures early on.

Green: I know what you are coming to. You want to discuss the quantity surveyor. Well, I am receptive. I had

a very good lunch to-day. Carry on.

Elsom: The point is this. We might as well be blunt about it. With respect, whether you like it or not, you have got to have a quantity surveyor. For one very good reason. When I have finished my part, if you don't have one, the net result will be that a decent firm of contractors will not tender for your work, because the Master Builders Federation will not allow them to do so without a bill of quantities being prepared by an independent surveyor. Another point is that there is a tremendous amount of preliminary work to be got through at this stage. I need the quantity surveyor all the way through, right from the beginning, because not only has he got to advise me on cost, but he has got to advise me on the materials I cannot afford to use. I want his help in many other ways and, frankly, I must insist at this stage on having a quantity surveyor.

Green: Well, Elsom, its pretty certain that I'll never be able to stop the flow unless I agree. You chaps all together will get me down in the end. I am sure that you are all trying to gang up on me to do this against what I think is probably my better judgement. What is this man going to cost?

Elsom: Oh, bearing in mind the size of the job and the amount of money you will spend before you have finished, it is something quite unimportant.

Green: May I say in all sincerity, Elsom, that you are a very, very able advocate for the quantity surveying profession? But I have got the greatest possible faith in what I have heard from many of my friends who have used your services and I have to admit, a little reluctantly, that you have convinced me.

Elsom: Wait a minute. Let's be quite clear. Stevens is the chap I have worked with for many years, and therefore he is my nomination because I would prefer to work with him. If you want to nominate another quantity surveyor, I should be delighted to accept him, although, as I say, I would prefer Stevens. But I want to make this important point. The Q.S. is your man. I am an architect; I am not a client.

Green: You mean, in relation to me he is like you?

Elsom: Exactly. Stevens will work for you and when, as he will, he makes mistakes, he will answer to you and not to me.

Green: I have listened to what you have said and I am prepared to accept your recommendation. I can well see that there is a great advantage in having a quantity surveyor who is accustomed to working with you.

Elsom: May I suggest next Tuesday afternoon for

a meeting of the team.

Green: Fine, fine. We want to get on, you know; we want to get on.

After a day or so, Green receives the following letter from Hughes:

" Dear Mr. Green.

I have now had an opportunity of considering the matter of your proposed re-development at Westminster, and, having prepared provisional calculations based on the drawings you lent me, I am satisfied that this should prove a really worth-while project. In your letter to me you said that you thought the existing property was worth about one and three quarter million pounds. I would attribute a value of something over one million eight hundred and fifty thousand pounds to the site, with the benefit of planning consent to undertake the scheme which is now proposed. Although this is not a great deal more than the estimated value of the existing property, I am confident that the value for redevelopment can be enhanced by improvements in the proposed buildings. Moreover, by the time the new scheme has been completed your company will be the owners of a property far better equipped to compete over the years with the many new offices, shops and flats which are being built in central London. My personal recommendation, therefore, is that the scheme justifies serious investigation. In making this recommendation I have assumed that you will be satisfied if, upon completion, the net revenue from lettings of the new accommodation represents a yield of x per cent on the total outlay, one of the component items being the land value. That, in my view, represents a fair return for the risks and cost involved in demolishing a valuable asset, embarking upon an expensive building programme and accepting the possibility of market conditions changing between now and two to three years hence when I think Mr. Elsom will advise that the building can be ready for occupation. I realise that there is no option but to accept the limitations imposed by the planning authorities which require you to introduce a large element of flats into the scheme. Nevertheless, I do not consider it wise to erect a building which has the flats related to the offices as shown by the drawings. Any tenant of a

flat, wishing to get to his own residence, would have to pass through one of the main office entrances, travel by lift to the third floor, walk along an outside corridor and then travel in another lift to his own flat. This is a disappointing feature which is likely to have a depressing effect on the rents obtainable, and, additionally, it has a serious effect on the layout of the second-floor offices. I advise that serious thought be given to removing the flats from above the offices, converting the Bridge Street section of the building into shops with offices above, abandoning offices on the two return wings fronting Parliament Street and Victoria Embankment and substituting two self-contained blocks of flats with their own entrances and lifts. Doubtless we can discuss these and other points of detail when we meet. Yours truly, Jack Hughes."

The developer and his team now meet in the developer's office.

. . .

Green: Well, gentlemen, welcome to our first meeting. I have had a chat lately with Mr. Hughes, Elsom, and I must confess, to my regret, that he supports your view. In any case it means that on planning grounds I have no alternative but to accept the fact that this new building has got to have flats in addition to the shops and offices. However, Hughes tells me he thinks that the scheme should be a profitable one and he still thinks that it is justified if we set against the whole development as a first charge a sum of money that is rather more, in my opinion, than the present property's value. This undoubtedly means that we are starting on the right foot financially, but there are a number of particular points to deal with on the actual planning and design of the building as presented to my board in the first scheme which he has raised with me and which I would now like him to speak to you about.

Hughes: I am sorry to be critical but there are one or two things of importance. I am concerned, naturally, with just how attractive this accommodation will be for selling in the market. I am happy about the shops, particularly those fronting Bridge Street, also those along the Parliament Street frontage. Then, although the Victoria Embankment frontage is not an exciting one, that is a logical use for the ground floor in that position. The offices will speak for themselves-they will be in great demand.

Green: I am sure of that.

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Hughes: I am not happy about the three main entrances. This links up with my most serious objection to the scheme as at present drawn, and that really concerns the flats. Although there is, I believe, a great and increasing need for flats-and it is true that rents have become economic in relation to building costs-nevertheless in this important position we have got to have something which will attract the discriminating tenants. I just cannot see them being happy to use office entrances, then go up in the main lift to the third floor, walk along an outside corridor, and then take another lift. The introduction of lifts must be terribly expensive, and if you look at the second and third floors you will see that they break up the office section in an appalling, piecemeal way. Could they be reconsidered as a whole, concentrating the office blocks along the frontage to Bridge Street, and introducing two self-contained flat blocks, one on the Parliament Street frontage, and the other fronting the river?

Elsom: There is no doubt that if we can concentrate different kinds of accommodation in central blocks, it will be a much better scheme. I am myself not very happy about this interweaving, and I think you are probably right.

(To Green) I think the surveyor has a good point here, sir. I would like to consider this again, because these are preliminary plans, and I am sure we can do it. I would like to look into it and reconsider it.

Hughes: The next important point is your budget. Mr. Green. I presume you want some estimates at the earliest date?

Green: Indeed I do.

Hughes: Has Mr. Stevens any idea of the likely cost of this development? He has given me cubes and supers on which I have worked.

Green: I am only interested in facts and figures.

Stevens: I had some ideas, but you have now altered the project. It seems to me that this is a project of somewhere in the region of £2,000,000.

Green: Two million pounds! Do I hear aright, Mr. Stevens?

Stevens: Yes, you do indeed, Sir,

Green: I have a board of directors to consider. I am the Chairman but I do not have the final say. On the other hand, our policy has always been to make decisions and make them quickly. Therefore, let me make it clear to all of you gentlemen that £2,000,000 is accepted here and now. I will report to my board. But that must not be exceeded in any way whatsoever. Is that quite clear, all of you?

This was the first of many meetings at Mr. Green's office. Quite an important one took place two months later.

Elsom: Mr. Green, we are hoping that at to-day's meeting we can finally decide on contractural procedure and clear up one or two outstanding points of detail.

Green: Now let's get on. What about drawing up the

form of tender? Are we going to tender?

Elsom: Stevens and I have talked about this, Mr. Green. and we are very much of the opinion that there is no reason why this job should not go out to tender. We suggest you invite eight firms, suitable for carrying out this type of work. to submit tenders based upon bills of quantities prepared by Stevens here.

Green: Well yes. Most of the smaller jobs with which I have been concerned have been tender ones, though I know the various other techniques. In this instance, as it is my company's first big job, I would prefer to go to tender. This builder chap-you bring him in at the earliest possible moment after his appointment?

Elsom: Yes, indeed. The earlier the better.

Green: Well, alright then, what is the next stage? What about the drawings and the work that Mr. Stevens has to do? How long will this take?

Elsom: Stevens and I have talked about this, and by bending over backwards and replanning what happens in the office, we feel that we shall be ready in about nine months from now.

Green: Did you say nine months?

Elsom: I did.

Green: I thought I misheard you. Well, all I can say is that you chaps have got to think again. Nine months! Bless my soul! Think what can happen in that time. I want to see something on the site. In the end I shall be the laughing stock of London. I shall have a building down and the most expensive hole in London.

Elsom: Let's be perfectly clear about this. If I could earn fees on £2,000,000 of work in less than nine months, I would not be sitting here working for you, Mr. Green.

Green: Elsom, you are not a member of the RIBA for nothing, my boy. I take the point. O.K. It's all yours. Nine months, but not a day longer.

About two months later. Stevens is in the office of Elsom.

Elsom: Look, Steve, I want to discuss this front elevation with you. I'm very worried about it. You see, the noise in Bridge Street from the traffic is terrific. I think we've got to double-glaze this job. Can we afford it?

Stevens: No.

Elsom: Thanks very much! What can you do to help me? Have you any other ideas?

Stevens: Must you double-glaze?

Elsom: I think I shall have to. What will it cost?

Stevens: With the shop windows you've got—about £10,000.

Elsom: Have you any other ideas?

Stevens: Wel' obviously you have got to save something somewhere else to do it. What about that panelling in the back entrance? You were not very happy about it.

Elsom: Sure.

Stevens: And the flooring block. You could get a couple of bob a yard off that, possibly. It would help. You could probably save the majority of it.

Four months have gone by, during which the existing buildings have been demolished. The foundation contract for excavations and piling is progressing satisfactorily. It looks as if the foundation work will be ready to receive the work to be carried out by the general contractor when the tenders are in and the contract is settled. All is well—at least, up to a point. Now, at that point, Elsom is in Green's office in answer to a frantic telephone call.

Green: Hullo, Elsom. I got back from holiday a couple of days ago. I've only had five weeks in Bermuda, but it sets you up. You'll have to take a holiday. You're looking a bit jaded. This job isn't getting you down, is it?

Elsom: No, Sir, not much.

(Hughes comes in)

Green: I come back from Bermuda. What do I find? You chaps have gone just too far this time.

Elsom: What's the trouble?

Green: Look at this letter I've received from Hughes. Read it.

Elsom: London Passenger Transport—what is this?

Green: Read it.

Elsom: (reading) "Dear Sir, this is to report cracks are appearing on the inside of the railway tunnel of the Inner Circle line and I have to request you to cease work immediately on your site for the purpose of investigation." What the dickens is all this? I didn't know anything about this.

Hughes: The surveyor and the railway engineers have been down and have seen cracks and are worried. The surveyor has written this letter and it is obvious that he will take readings and see it through before he lets you go on. So either the contract will be held up for some time or we are in for serious trouble.

Green: This is really terrible. Elsom, couldn't this have been foreseen?

Elsom: Frankly, no, I don't think so. We knew the

Green: It will land us in extra expense and all sorts of delays, and delay means money, as you know. There is no telling where it will finish.

Elsom: It may not be quite as serious financially as that. It certainly means holding up the job for a few days, but I doubt if it will be worse that that.

Green: You told me that all these chaps co-operate and work well but this will knock the thing for six.

Hughes: You'll find that some arrangements will have been made in the contract for this. It might be a good thing to have a word on the telephone with the contractors.

Green: It's all very well for you to talk— Hughes: You ask them yourself, Mr. Green.

Green: I will. (Picks up telephone and dials) Mr. Stevens? This is Green here.

Stevens: Had a good holiday?

Green: Yes. I had to come back early, and a damned good thing I did, by the sound of it. We have had a letter from London Transport informing us that cracks have appeared on the inside of the railway tunnel which runs below our site. They are not rebuilding the station. The tunnel will remain there. Obviously it is something to do with the pilling. We've got to stop work while they take certain readings, and this will cost time and money. There will be delays and all the extra cost of tender on that. What are we going to do about it?

Stevens: There is nothing unusual in this.

Green: You're on my loudspeaker and I've got Hughes and Elsom in my office with me, so we can all three talk together.

Stevens: Alright. There's nothing unusual. There are always cracks in railway tunnels.

Green: (to the others) Did you hear that?

Stevens: As you know, we let a separate contract for this work and we have taken care in the schedule of rates for all odd contingencies that may arise.

Green: What do you mean by "schedule of rates"?

Stevens: The contract by which the contracting is let.

Green: Fifty bricks at so much, and that sort of caper?

Stevens: No, I do not mean that. It's abstruse and I prefer not to discuss it with you on the telephone. It would take rather too long and you seem to be irate about something.

Green: I go away for only five weeks—it's not like three months, when I would expect something to go wrong.

Stevens: I don't think anything has gone wrong. If the piling man has to stop work, we have the right machinery to make sure that the rates he is paid are proper. In any case, there are often hold-ups on piling contracts and I think our schedule is such that it will take care of this particular one. I'll have another talk with you, if you wish, but Mr. Elsom will understand it.

Green: You have put my mind at rest a bit. Hold on while I speak with the others. (To Elsom) Elsom, do you agree?

Elsom: Yes.

Green: Do you, Hughes?

Hughes: We will wait and see what happens.

Green: (to Stevens) Do you hear?

Stevens: Yes.

Green: They seem to agree. You all three seem to agree. There must be some telepathy between you—nobody agrees with me!

Stevens: No, sir. I think it's just because we know what we're talking about.

Green: Mr. Stevens—the line went dead there. Alright, that's all now. Before I go away again I want to know that this is settled.

Stevens: Alright, sir. Goodbye. (Green puts down telephone and turns to Elsom)

Green: I don't know how you chaps keep so calm. It beats me. Here we are digging a hole in an Underground railway tunnel in the shadow of Big Ben, and you don't seem to be turning a hair. I can't understand how you have got so much hair!

Elsom: You know, Mr. Green, I'm really bothered, but what can I do? The point is, I've got to do something. I have got to find out what our work is doing to the tunnel, if we are causing damage. If we are offending we may have to re-design a little.

Green: That costs money.

Elsom: Not necessarily; it may even make a saving; who knows?

Green: Ah! A saving!

Elsom: But I think you will find these cracks have been there a long time. It has only just come to light because something is going on above. These tunnels are really very old.

Green: It doesn't mean more building to prevent the lot subsiding into the tunnel, does it?

Elsom: I think it is extremely unlikely.

Green: Good, good. Alright. I'm going on holiday again for a few weeks. You've got my telephone number down there?

Elsom: I have.

Green: You've got to bear my position in mind in a proposition like this. This is the biggest thing we have done. I am bound to worry. You have promised that if there is anything you think I ought to know about it, even if it is only information which does not call for a decision, you will get in touch with me.

Elsom: Certainly. I have no objection.

Green: You can book a call. I shall be having breakfast somewhere between 9 and 10 o'clock every morning. You won't mind that, will you Elsom? Alright. The best of luck to you all. Thank you very much.

Nothing more was heard of the tunnel trouble. After another two or three weeks, the tenders for the general contract were received. They were very well received by Green because Stevens had given an approximate estimate of £1,962,000, and the lowest tender, which was eventually accepted, was £1,949,000. The contract having been let on this basis, Elsom decided to have regular progress meetings with all concerned. In addition to these meetings there was a series of monthly meetings with the three professional friends and their client. These meetings gave the architect an opportunity of keeping his client in touch with progress and offered the client a chance of keeping his architect in touch with "wonderful ideas." The job is a little over half-way through and everyone has been taking a holiday. The three men are waiting for their client when Green enters.

Green: Sorry to keep you waiting. How are you? There's something about Bermuda. Yes, it makes me feel as fit as a fiddle. What about you, Jack?

Hughes: I was going to Italy, but I went on to Greece.

Green: And you, Bob?

Stevens: I had a wonderful time—south of France, Italy— Green: Good.

Stevens: You're looking well.

Green: Oh, terrific! How about you, Elsom? Had a holiday?

Elsom: Sure. I had a week-end at Brighton.

Green: Never mind, old boy. Just think what you will

be able to do when this is over and you've got me out of the way. Well, down to business. My car brought me past the site on the way and that is one reason why I was a few minutes late. It seems to be going all right. I like it—at last. I am pleased. You showed me the progress figures. I am a good deal happier than I was three months ago.

Hughes: I have some news for you, Mr. Green, which I think will make you feel better. Since you have been away I have been talking to Clark and Clark, the industrial firm. You may know them?

Green: Yes. My brother and I have shares in the

Hughes: You have a fairly good knowledge of most companies.

Green: In the development line you have to.

Hughes: You will soon be a shareholder in your own building.

Green: As a matter of fact—I don't want to let anything out of the bag—but when this is up, and successfully completed, I am thinking of going public. I won't forget you boys when that time comes. I like to stand by the chaps who have worked with me. After all, I go off to Bermuda while you chaps work away here for me.

Hughes: I was going to say that your company—or rather the company in which you hold shares—Clark and Clark—want to take the whole office space.

Green: Wonderful.

Hughes: My first advice was, don't let the building until near completion, but they are the right people.

Green: I would rather do it like that.

Hughes: These people are serious. They like the situation and I am confident we can agree favourable terms, particularly on rent. We know they are a first-class company. They want a long lease. There are the usual snags, of course, They want to spend a lot of money on the building for their own requirements, but most of what they need is partitioning, and that will affect the completion date.

Green: I don't think that really matters because with a company of that strength I think we would be prepared to accept it.

Hughes: That's alright from your point of view, but the next point is the question of when you get your rent, and if we are going to spend a lot of time which will delay the job, we must have some method by which rent is payable at the due time and we must be certain that it does not involve you in delay, plus the possibility of unforeseen costs, directly attributable to the extra works needed by the tenants. Stevens can help on this.

Elsom: You might have to think about the clerk of works, who will have to stay on much longer than originally envisaged.

Hughes: Yes. There will be quite a number of things like that

Stevens: Have the tenants suggested any way of dealing with the costs? Sometimes they will meet the quantity surveyor.

Hughes: In this case I am sure they will leave it with you, and I think it would be a good thing to do that.

Green: If this is a serious application, I think we should go ahead at once with these people. I think we ought to agree to ask Cecil to act for us, and for the tenants, so far as the date for agreement of completion is concerned, and I think we should ask Bob to take on the assessment of costs for both sides. Will you do that, Bob?

Stevens: Certainly.

Green: I thought so! We shall need to agree with the tenant on any extra costs incurred for their own special finishes, and presumably there will be some savings to be credited to them if any of the work they anticipate carrying out cheapens my building. Do you see what I mean?

Hughes: I think I know what you mean.

Green: Alright, That disposes of that point, What about the question of cost. Bob?

Stevens: I think it is doing well. There was a little extra on the piling, as you know. There was the trouble with the basement, due to the water main, which no one suspected. running across the site. But Mr. Elsom has economised cleverly in one or two directions.

Green: Well done.

Stevens: There is the pay rise that is coming on, which means £3,000 or £4,000 extra, but otherwise we are pretty well alright.

Green: I expect that sort of thing. On a successful development we shall not quibble about these things. We are far too big for that. Alright, I think that is a very satisfactory position. As a matter of fact, I have a board meeting tomorrow morning and I will take great pleasure in reporting to my directors. The position is highly satisfactory. I think we would all like to come down and look over the site during the next few days.

Elsom: Certainly.

Green: You have not met them all. I would like both you gentlemen to be around. After all, we are a team.

A few months later. Hughes is in the office of Mr. Green.

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Hughes: Mr. Green, these prospective tenants, Clark and Clark. We have got to get the rent agreement settled this week. We were running up to schedule by last Friday but now they want to make another alteration which would involve serious structural alterations on the top floor for their restaurant. Also it would give quite a headache to Elsom and Stevens to work out new certificates. I am sure you will not get Clark and Clark to sign the agreement until we have the answer. The best thing, I think, is to speak to Bob Stevens.

Green: It is a problem. Shall we get over it?

Hughes: Yes.

Green: Will it mean delay or extra cost?

Hughes: I hope not.

Green: Alright. Let's get Stevens on the 'phone. (He picks up telephone receiver and gets through to Stevens) Arthur Green here. I've got Jack Hughes in my office. He's got a problem. I daresay you boys are so used to getting over problems that you will get over this one. Get on to this one, old boy. I'll pass you to him. (Hands receiver to Hughes).

Hughes: Bob? How are you getting on with the costs?

Stevens: You should have them later to-day.

Hughes: Hold your hat on. We have another problem.

Stevens: Oh. no!

Hughes: They want a major alteration on the top floor for their restaurant

Stevens: Is it structural? Hughes: Yes, structural.

Stevens: Oh, well, that will bring in the engineers again, because it is a big thing to work out. We will look at it. It will take time.

Hughes: We can't give it to you. We have to get the rent agreement signed this week and until we have an initial estimate of the cost, they won't sign. So I must have the right answer, a reliable one, within three days.

Stevens: Oh dear! If I can get hold of Elsom to-day, I'll go round and see him about it and we'll do what we can for you. You say three days?

Hughes: Yes.

Stevens: That is imperative?

Hughes: It is.

Stevens: Oh well, alright. We'll do it somehow.

Hughes: (to Green) Can I speak to Cecil?

Green: Yes, no trouble at all. (He gets the call to Elsom) Cecil, I've Jack Hughes in my office. Have a word with him, will you? (He hands telephone to Hughes).

Hughes: Hullo Cecil. You've heard about the alterations

on the top floor?

Elsom: Have I! Up to my eyes in it, altering plans all over the place. The office is Bedlam. In fact I was just going to speak to Bob Stevens, warning him, because he has almost finished his costs.

Hughes: You needn't warn him. He is ready to do his best. He expects to get the answer for me in time. He knows that the agreement for the lease will not be signed this week unless we have the answer in three days.

Elsom: I'll do my best, but it is a bit much. Why three days? If they want the building so much, why not let them

Hughes: You're lucky. It might have been two days! Elsom: Arthur had to wait nine months. Alright, leave it to me.

Hughes: Thank you, Cecil. Goodbye. (He puts down

Green: You know, Jack, I've learned an awful lot in the last two years or so. Its really been an eye-opener to me how you all co-operate, you chaps on this team, along with your friends the contractor and the engineer-all five of the main people concerned-I know there are others behind the scenes. I mean this most sincerely. You always seem to anticipate one another's requirements. I have been sitting in on some of your meetings, I have heard your telephone conversations, and it really is a most impressive example of co-operation. I do congratulate you. As I think you know, I have never had any experience before of a scheme of this nature and I like to think that I am a more understanding and human chap than I was when we started. I certainly have more patience, and I think we can look with confidence to you all for the next development scheme which I am planning.

Hughes: One thing you will agree is that you wouldn't have said that a few months ago, and I am delighted to hear you say it. We should remember that professional cooperation is not so much appreciating the other man's difficulties as recognising and anticipating his requirements. Both Cecil and Bob know perfectly well what I want as a valuation surveyor and they anticipate my needs. They, in turn, know what you want, and Bob Stevens is equally aware of what the builder wants. Between us all it is not necessary to be in the same room. We have our telephones, and once we ourselves, or any professional men, are working on a job of this sort, we are never far away from one another. I think that the essence of all professional co-operation lies in using one's technical skill unselfishly, firstly in an effort to foresee the other man's problems and to try to prevent them arising and, secondly, resolving as successfully and speedily as possible those problems which cannot be foreseen. And without an understanding client, even that is not possible.

The team celebrated the completion of the project with lunch at the Savoy.

Revision of Examinations Syllabuses

INTRODUCTION

1. The Report of the Special (Review of Educational Policy) Committee was approved by the Council in May, 1960, as a broad statement of the Institution's future policy. The Report was subsequently circulated for discussion at the Chartered Surveyors Annual Conference at Bangor in September, 1960, and by the Branches of the Institution These discussions have shown overwhelming support for the policy put forward in the Report, and for the detailed proposals which it contained.

2. The recommendations in the Review Report included the following proposals :-

(a) that the existing eight Sections of the examinations be re-organised into five Sections, to be known as :-

(i) General Section (Valuation; Housing Management; Town and Country Planning; Building Surveying)

(ii) Agriculture and Land Agency Section;

(iii) Quantity Surveying Section: (iv) Mining Surveying Section :

(v) Land Surveying Section; (b) that the syllabuses for the examinations be revised so as to-

(i) reduce the weight of the examinations, as regards both the number of subjects and the hours of examination; and

(ii) require candidates to have an understanding of principles rather than a mere knowledge of facts;

(c) that a Syllabus Committee be appointed to settle the final details of the new syllabuses in accordance with the recommendations of the Review Report.

3. The Syllabus Committee has now presented to the Council its first Report dealing with the syllabuses for the General Section, the Agriculture and Land Agency Section, the Mining Surveying Section and the Land Surveying Section. A further Report will be made soon on the Quantity Surveying Section.

4. The following summary of the Syllabus Committee's first Report is published for the information of members and teaching colleges. The detailed syllabuses can be supplied at once to colleges, on application to the Secretary of the Institution, and will be available to other persons in the autumn when the revised Rules and Syllabus are printed.

DATES FOR TRANSITION TO NEW SYLLABUSES

- A. General Section
- B. Agriculture and Land Agency Section
- C. Mining Surveying Section

5. The new syllabuses for the General Section, the Agriculture and Land Agency Section and the Mining Surveying Section, will be introduced on the following dates :-

First Examination		***		1963
Intermediate Examinat	ion		***	1964
Final Examination				1966
Direct Membership Ex	amin	ation		1966

6. Examinations on the old syllabuses (including those in the existing Valuation, Housing Management, Town and Country Planning and Building Surveying Sections, which will be merged in the new General Section) will be discontinued after the following dates

First Examination	***		1962
Intermediate Examinatio	n		1964
Final Examination	***	0.00	1966
Direct Membership Exam	nination		1966

7. Under these arrangements, a candidate who passes the First Examination in or before 1962 will have a reasonable chance of completing all examinations on the old syllabus. A candidate who takes the First Examination in or after 1963 will take all examinations on the new syllabus. For dealing with "transitional cases," the Council will apply the principles set out in the Appendix below.

D. Land Surveying Section

8. In the Land Surveying Section, no material alterations to the existing syllabuses are proposed. All amendments will therefore become effective, for all examinations in that Section, in 1963.

LISTS OF SUBJECTS IN NEW SYLLABUS

A. GENERAL SECTION

9. The subjects for the General Section will be :-

First Examination

- 1. Elementary Surveying 2. Building Construction I
- 3. Elements of English Law
- 4. Law of Property I
- 5. Economics

Intermediate Examination

- 1. Building Construction II
- 2. Principles of Town and Country Planning
- 3. Local Government Law
- 4. Law of Property II
- 5. Principles of Valuation
- 6. National and Local Taxation.

Final Examination

- 1. Maintenance and Repair of Buildings
- 2. Administrative Law
- 3. Valuation
- 4. Optional subject-
- (a) Estate Management: or
 - (b) Town and Country Planning: or
- (c) Building Construction III
- 5. Estate Economy.

10. Prior to the Final Examination, candidates in the General Section will also be required to submit a Practical Task, selected from the following:-

(a) Measured drawing and report of a structural survey; or

(b) Measured drawing and working drawings for building work; or

(c) An original lay-out plan and explanatory report.

B. AGRICULTURE AND LAND AGENCY SECTION

11. The subjects for the Agriculture and Land Agency Section will be :-

First Examination

- 1. Elementary Surveying
- 2. Building Construction I
- 3. Elements of English Law
- 4. Law of Property I
- 5. Economics.

Intermediate Examination

- 1. Agriculture I
- 2. Forestry I
- 3. Building Construction II
- 4. Local Government Law
- 5. Law of Property II
- 6. Principles of Valuation
- 7. National and Local Taxation.

Practical Task (20 acre survey).

Final Examination

Part I (Written)

- 1. Agriculture II
- 2. Forestry II
- 3. Farm Buildings and other Fixed Equipment
- 4. Administrative Law
- 5. Valuation (Agricultural)
- 6. Rural Estate Economy.

Part II (Practical)

- 1. Agriculture (including Tenant Right Valuations)
- 2. Farm Buildings and other Fixed Equipment
- 3. Forestry
- 4. Estate Economy

C. MINING SURVEYING SECTION

12. The subjects for the Mining Surveying Section will be :-

First Examination

- 1. Elementary Surveying, Plotting and Map Reading
- 2. Pure Mathematics
- 3. Applied Mathematics
- 4. Engineering Drawing
- 5. Law of Property I
- 6. Economics.

Intermediate Examination

- 1. Mining and Engineering Surveying
- 2. Geology
- 3. Mining Principles
- 4. Mining Law
- 5. Building Construction I
- 6. Principles of Valuation
- 7. National and Local Taxation.

Practical Task (Mineral Survey).

Final Examination

- 1. Advanced Mining Surveying
- 2. Ground Movement in Mining Areas
- 3. Mineral Leases, Covenants and Assignments
- 4. Administrative Law
- 5. Principles of Mineral Valuation
- 6. Mineral Estate Economy.

D. DIRECT MEMBERSHIP EXAMINATIONS

13. For the Direct Membership Examinations in the General Section, the Agriculture and Land Agency Section and the Mining Surveying Section, the subjects will be the same as the corresponding Final Examination, as shown above in paragraphs 9, 11 and 12, respectively.

ALTERNATIVE SYLLABUSES

14. In Scotland, Northern Ireland and Eire, there are special syllabuses for certain subjects of the examinations, to take account of local law and practice. The adaptations of the new syllabuses, for each of those countries, will be published later.

15. The Review Report recommended acceptance of the principle of setting "local" papers in selected subjects for candidates in certain countries overseas. The overseas Branches of the Institution are being consulted as to how this principle might be implemented in the countries which they

REVISION OF RULES OF EXAMINATION AND LISTS OF TEXTBOOKS

16. The implementation of the new syllabuses and other proposals in the Review Report will require a number of amendments to the Rules of Examination. These will be included in the revised Rules and Syllabus for the Examinations, to be printed in the autumn. These amendments will not affect candidates who take examinations on the old syllabuses, whilst these remain in operation.

17. Lists of recommended text and reference books are

also being prepared for the new syllabuses.

18. In future, the Rules and Syllabus for the Professional Examinations (and the corresponding lists of text and reference books) will be published in five separate booklets, corresponding to the five Sections of the examinations.

NOTES FOR THE GUIDANCE OF TEACHERS AND EXAMINERS

19. The Review Report emphasised that the new scheme of examinations would require a new approach to teaching, and recommended that steps be taken to ensure that teaching was geared to the principles outlined in the Report. It added that, as the pattern of teaching was largely dictated by the questions set in the examinations, it was equally important that the examiners also appreciated what was desired.

20. The Institution is preparing "Notes for the Guidance of Teachers and Examiners." The Notes will explain the objects of the new policy, and seek to ensure that teaching and examining are complementary. They will also serve as the brief for the Examinations Scrutiny Boards, who will be primarily responsible for ensuring that the new policy is

implemented.

APPENDIX

Principles applying to the transition from the old syllabus to the new syllabus

 Candidates who pass the First Examination in 1962 (or earlier) on the old syllabus, and who proceed to the Intermediate Examination in 1964 (or later), will be admitted to the Intermediate and Final Examinations on the new syllabus.

2. Candidates who sit, but fail to pass, the First Examination in 1962 (or earlier) on the old syllabus, will be re-examined

in 1963 (or later) on the new syllabus.

3. Candidates who sit the Intermediate Examination in 1963 on the old syllabus, and who fail the examination completely, will have one opportunity to re-sit the whole examination on the old syllabus in 1964.

4. Candidates who pass the Intermediate Examination in 1964 (or earlier) on the old syllabus, and who proceed to the Final Examination in 1966 (or later), will be admitted

to the Final Examination on the new syllabus.

- 5. Candidates who sit the Intermediate Examination in 1964 (or earlier) on the old syllabus, and who are referred back in the typical subject, will be allowed to re-sit a special examination in the Typical subject only on the old syllabus up to 1966.
- 6. Candidates who sit the Final Examination in 1965 on the old syllabus, and who fail the examination completely, will have one opportunity to re-sit the whole examination on the old syllabus in 1966.
- 7. Candidates who sit the Final Examination in 1966 (or earlier) on the old syllabus, and who are referred back in the Typical subject, will be allowed to re-sit a special examination in the Typical subject only on the old syllabus up to 1968.

Council Proceedings

Extracts from the Minutes for 10th April, 1961

At the meeting of the Council held on 10th April, 1961. the following were present: Mr. J. D. Trustram Eve (President), in the Chair, Mr. George Alexander, Sir Kenneth Atkinson, Messrs. W. M. Balch, E. J. Battersby, Guy Biscoe. Guy Bomford, E. B. Bowyer, F. J. H. Brackett, W. R. Brackett, A. T. Brett-Jones, W. E. A. Bull, E. C. Cattermole. J. H. C. Chesshire, O. S. Chesterton, A. G. S. Cobb, G. A. Coombe, Clifford Dann, A. W. Davson, W. A. Ebbutt, H. Brian Eve, C. T. Every, W. C. Farnsworth, F. G. Fleury. Arthur Gadd, Sir Edward Gillett, Messrs, K. E. B. Glenny, W. S. Goodbody, J. C. Harris, G. H. Heywood, William James, William Minifie, J. G. Osborne, C. D. Pilcher, J. Cassels Pinkerton, J. L. Postlethwaite, H. O. Reed, H. J. Richmond, W. H. Rothwell, P. E. Rowlinson, H. Lacy Scott, C. D. Shott, Alfred Stephenson, E. C. Strathon, M. F. Strutt, Cyril Sweett, G. R. Symmons, P. W. Trumper, E. J. Wainwright, G. D. Walford, Harold Williams, J. D. Wix and O. F. Wooding.

Members Deceased

The President reported the death of the following members: Mr. A. R. A. Bates (f) 1903; Mr. J. G. Campbell (PA) 1925; Mr. Ernest Hughes (f) 1916; Lt.-Col. G. A. Lewis, CMG, CBE, (f) 1914; Mr. Rex Procter (f) 1929; Mr. Frederick Richardson (PA) 1913; Mr. F. J. L. Rowett (f) 1911; Mr. T. E. Ullathorne (PA) 1913; Mr. Christopher Simpson (f) 1910; Mr. Robert Watkins (PA) 1912; Mr. Sidney Young (f) 1905.

The President made special reference to the death of Mr. Rex Procter, Member of Council, and of Mr. Christopher Simpson, a former member of Council for many years.

The Council stood in silence as a mark of respect to the memory of the deceased and the Secretary was instructed to convey to the next-of-kin the Council's sincere sympathy.

Transfers to Fellowship

The following transfers to the Fellowship have been approved, subject to the fulfilment by the transferred member of his obligations under the Bye-laws: Messrs. D. S. Barton, T. L. J. Burfield, L. Chin Yun Howe, R. G. Close, P. B. Dunn, R. C. M. Green, C. M. Howell, V. G. Lane, J. F. A. Lees, John Liddell, A. J. Martin, J. A. Palmer, P. M. Poole,

W. J. Preston, S. L. Read, K. F. Slade, H. B. Sully, N. R. Thain, D. G. Vargeson, W. J. F. Wheeler, E. J. Williams and Frank Wright.

Appointments

The Council have congratulated Mr. Mekki El Manna (F), who has been appointed Minister of Agriculture, Irrigation



The Prime Minister of the Sudan (right) congratulating Mr. El Manna on his appointment

and Hydro-Electric Power in the Sudan Government; Major D. J. Cowen (Member of Council) who has been appointed Sheriff for the County of Leicester; and Mr. C. L. Loyd (r) who has been appointed Sheriff for the County of Berkshire.

Members in Guiana and West Indies

The appointment of Honorary Corresponding Secretaries in British Guiana and in Trinidad and Tobago, West Indies, have been approved by the Council.

B.S.I.

The Council have nominated Mr. W. F. Young (F) as RICS representative to the Building Divisional Council of the British Standards Institution for a further year.

N.J.C.C.

The Council have approved the nomination of the following members as the Institution's representatives to the National Joint Consultative Committee of Architects, Quantity Surveyors and Builders: The President (ex-officio), Arthur Burnand, J. A. Burrell, William James, J. G. Osborne, E. P. Stewart CBE, and Cyril Sweett.

Extracts from the Minutes for 1st May, 1961

At the meeting of the Council held on 1st May, 1961, the following were present: Mr. J. D. Trustram Eve (President), in the Chair, Messrs. George Alexander, W. M. Balch, E. J. Battersby, Guy Biscoe, E. B. Bowyer, F. J. H. Brackett, A. T. Brett-Jones, W. E. A. Boult, E. C. Cattermole, J. H. C. Chesshire, O. S. Chesterton, John Clark, G. L. Coates, B. J. Collins, G. A. Coombe, Clifford Dann, A. W. Davson, W. A. Ebbutt, George Edwards, J. Gordon Elsworthy, H. Brian Eve, C. T. Every, H. A. Frazer, Arthur Gadd, K. E. B. Glenny, W. S. Goodbody, J. C. Harris, G. H. Heywood, H. P. Hobbs, William James, H. James King, W. N. D. Lang, William Minifie, J. G. Osborne, C. D. Pilcher, P. M. Poole, J. L. Postlethwaite, H. O. Reed, H. I. Richmond, W. H. Rothwell, P. E. Rowlinson, H. Lacy Scott, J. Francis Smith, E. C. Strathon, M. F. Strutt, G. R. Symmons, R. E. Symonds, P. W. Trumper, E. J. Wainwright,

G. D. Walford, H. W. Wells. Harold Williams, J. D. Wix and E. Harold Palmer (Honorary Secretary).

Members Deceased

The President reported the death of the following members: Mr. A. H. Abbott (F) 1904; Mr. O. L. Abbott (F) 1920; Lt.-Col. V. T. Burdett (F) 1938; Mr. Charles Carter (F) 1921; Mr. H. G. Cattell (F) 1927; Mr. W. V. Chatwin (PA) 1939; Mr. W. E. Clarke (PA) 1912; Mr. B. G. Evans (F) 1912; Mr. R. D. L. Ford (F) 1906; Mr. E. N. Grace (F) 1910; Mr. Robert Inglis (F) 1921; Mr. J. C. Southcombe (F) 1897; Mr. N. L. Sparke (F) 1903; Major F. C. Webster (F) 1912.

The Council stood in silence as a mark of respect to the memory of the deceased and the Secretary was instructed to convey to the next-of-kin the Council's sincere sympathy.

New Honorary Member

At the ordinary general meeting on 1st May, 1961, on a proposal by the President on behalf of the Council, Mr. Russell Gladstone Dick, (F), retiring Surveyor-General, New Zealand, was unanimously elected as an Honorary Member of the Institution.

National House Builders Registration Council

Mr. W. T. Bishop (F) has been re-nominated as the RICS representative on the National House Builders Registration Council.

"The Chartered Surveyor": Advertising Contract

The Council have now appointed Messrs. Gordon White Publications, Limited, as their advertising managers for The Chartered Surveyor and a contract has been signed to that effect.

The new contractors will be responsible for the advertise-

ments appearing in the July, 1961, issue and onwards, and all enquiries should be made to Messrs. Gordon White Publications, Ltd., 28, Albemarle Street, London, W.1.

Transfers to Fellowship

The following transfers to the Fellowship have been approved, subject to the fulfilment by the transferred member of his obligations under the Bye-Laws: Messrs. E. R. Anthony, W. T. Beston, C. J. Bradley, M. G. Clark, D. S. Cudd, Harry Eastwood, Peter Farrer, E. S. Foulkes, J. S. Lennie, R. J. Liming, N. G. McLeod, S. E. Maddocks, P. J. D. Mitchell, R. J. V. Perrin, R. M. Price, T. D. Prowse, J. M. Robson, Eric Simpson, J. R. Smith, A. B. Trask, V. J. C. Waring and J. W. M. Wilson.

Gold Medal Address 1963

Mr. J. F. Q. Switzer MA (F) has accepted the invitation to give the Gold Medal Address in 1963.

Institution Notices

R.A.C. DIPLOMA: EXEMPTIONS FROM INSTITUTION'S INTERMEDIATE EXAMINATION

Following discussions between representatives of the Institution, the Chartered Land Agents Society (who have reciprocal exemption arrangements for their early examinations) and the Royal Agricultural College, Cirencester, it has been agreed that certain students who obtain the College's Part II Diploma in Rural Estate Management in the first and second classes in 1962 or subsequent years will, under certain conditions, be entitled to claim exemption from the Institution's Intermediate Examination in the Agriculture and Land Agency Section (in addition to the exemption obtainable from the First Professional Examination already in force).

The main conditions of the new exemption are:

(1) Students must have attained, before sitting for the Diploma examination, the minimum general educational standards required by the Institution.

(2) The College's Diploma must have been obtained in Class I or Class II, that is to say with an average of 55 per cent of the maximum marks obtainable and, in addition, with not less than 40 per cent of the maximum on every paper; provided always that it will be permissible for a candidate who obtains less than 40 per cent on one or two (but not more than two) papers still to achieve the exemption by taking that paper or those papers again in the succeeding autumn and then achieving 55 per cent in each such paper.

(3) No exemption can in any circumstances be claimed by those who obtain their Circumstances or Diploma in Class III or with a Pass,

(4) Applications for exemption under this concession should be made to the Institution through the Principal of the Royal Agricultural College.

JUNIOR ORGANISATION PRIZES

The competition for the President's Prize (£15 15s. 0d.) the Ryde Memorial Prize (£10 10s. 0d.) and up to ten additional prizes of five guineas each is open to corporate members in all sections of the Institution born on or after

1st June, 1928; entries must reach the Institution not later than 1st August, 1961. Full details were given on page 467 of the March issue of *The Chartered Surveyor*.

CERTIFICATE BOOKS FOR CHARTERED SURVEYORS

The Council have decided that the Institution should issue certificate books for use by members when certifying payments to building contractors. These books will contain 100 certificates each of which will show the Institution's Coat of Arms.

Arrangements have been made with the printers that members may be able to order either plain books or books over-printed with the member's name and address. The prices (which include postage) will be about as follows:—

10s. 0d. per single plain book.

50s. 0d. per single overprinted book.

32s. 6d. each two books overprinted. 25s. 0d. each four books overprinted.

Loose certificates will also be available since it is thought that some members may wish to keep together all certificates relating to one particular contract. Plain and overprinted certificates will, therefore, be available in units of 25 and 50 and these will be supplied at pro-rata prices.

It is hoped that these new arrangements will prove useful to members who are invited to send their orders to the Institution.

OBTAINING DIPLOMA CERTIFICATES BY FALSE PRETENCES

Reference was made in the last issue of *The Chartered Surveyor* to the conviction of Victor John Woodward, who had pleaded guilty to a number of charges at Bow Street Magistrate's Court, including two charges of obtaining Diploma Certificates of the Institution by false pretences, and who had been committed to the County of London Sessions for sentence. On his appearance there on 30th March he had been remanded in custody until 27th April, 1961. When he appeared again on the latter date, he was bound over to keep the peace for a period of two years, having already been in custody for a period of seven weeks.

ROYAL SHOW, CAMBRIDGE

The Royal Show is to be held again at Cambridge this year, from 4th-7th July. The Forestry Section has been entirely reorganised, there being no competitive classes on the showground this year. The Institution's Agricultural Division has been asked to contribute an exhibit for the pavilion on certain aspects of woodland management. Those who are interested in grading timber, the subject of the notes on page 664 of this issue, will be able to see the operation in progress at the Show.

The Institution's luncheon and tea tent will be on Stand Number J10, Avenue J (the same site as last year although the stand number has changed). Table d'hote luncheons at 11s. 6d. a head and tea at 3s. 0d. a head will be available for members and their guests. In addition, morning coffee and biscuits at 1s. 0d. a head will be served and a licensed bar will be available.

OUANTITY SURVEYORS ANNUAL DINNER, 1961

The Quantity Surveyors Annual Dinner will be held at Grosvenor House on Tuesday, 21st November, 1961.

Application forms are being sent to all corporate quantity surveyor members with this issue of The Chartered Surveyor and they must be completed and returned to the Institution by 30th June. Members will be limited to one guest's ticket and any places remaining available after 30th June will be allocated by ballot.

Institution Sport

CHARTERED SURVEYORS SPORTS CLUB

On 17th April a meeting was held at the Institution to inaugurate the Chartered Surveyors Sports Club.

The President of the Institution showed his keen interest in the proposal by occupying the Chair. He was supported by Mr. W. James, Chairman of the Internal Services Committee, Mr. D. G. Gray, Mr. A. Goater and Mr. D. F. Ritchie, all of whom have contributed considerably to the preliminaries of the Club being founded. Sixty members attended.

The resolution to form a Club was proposed and passed unanimously. Draft rules were before the meeting and with minor amendments were duly agreed. The sports sections so far approved are cricket, hockey, rugger, rowing, soccer, sailing and squash, and sectional secretaries are being appointed.

The Hon, Joint Secretary-Treasurer is Mr. Alan Goater, c/o Northcroft, Neighbour and Nicholson, 20, Lloyds Bank Chambers, Vicar Lane, Leeds, 1, and applications for membership of the Club should be addressed to him. Students and Probationers will be welcomed as members.

Annual subscriptions (due on 1st May) are: playing members 10s. 6d.; non-playing members at least 10s. 6d.; payment of £5 5s. Od. will entitle a member to life membership.

Overseas members of the Institution visiting Great Britain. and wishing to participate in any sport during the period of their stay, may become members of the Club on payment of 5s. Od.

GOLF

Quantity Surveyors Annual Meeting

The Quantity Surveyors Committee held its Annual Golf Meeting at the R.A.C. Woodcote Park on Tuesday, 25th April, 1961.

The results were as follows :--

Morning Round

Walford Cup: H. W. Bailey.

Ackland Memorial Trophy: L. E. Henderson.

Sealed Holes Prize: R. W. Gleed, J. G. Osborne and

The Chairman and Past-Chairmen of the Committee have given a silver cigarette box to be known as the Monty

Thackray Trophy and this was won for the first time by O. S. Chesterton.

Afternoon Round

Palmer Tankards: G. L. Coates and L. E. Henderson. Runners-up: C. R. Wheeler and C. J. Eatough. Sealed Holes Prize: J. G. Osborne and M. Needham.

Spring Meeting at West Hill

The Chartered Surveyors Golfing Society held its spring meeting at the West Hill Golf Club on 12th April, 1961. The results were as follows :-

Morning Round

First Senior—R. Baucher. First Junior—M. Hudson.

Second Senior-G. J. Knotts.

Second Junior-M. R. Dunnett.

Afternoon Round

First Pair-The Captain and R. W. Gleed (for Howard's Foursome Cups).

Second Pair-O. S. Chesterton and F. J. Trumper G. J. Knotts and J. W. Long

Edgson Cup-R. H. Baucher, M. Hudson, H. Edwards and F. J. Trumper (S.W. London Branch).

Veteran's Spoon-R. Baucher.

CRICKET

The following additional fixtures have been arranged for this season.

Wednesday, 21st June-11.30 a.m.

v. Vitruvians, on Ibis Sports Ground, Dukes Meadows, Chiswick.

Wednesday, 19th July-11.30 a.m.

v. Chartered Auctioneers and Estate Agents, on Hampstead Cricket Ground, Lymington Road, N.W.3.

Wednesday, 26th July-11.30 a.m.

v. Royal Institute of British Architects, on Cheam Cricket Ground, Station Way, Cheam.

Members wishing to be considered for inclusion in the Institution team are requested to advise :- Mr. D. G. Gray, c/o Ernest Owers & Williams, 106, West End Land, N.W.6, as soon as possible giving all details necessary to assist selection.

Personal Announcements

Mr. A. M. ALDOUS (F) has retired from the partnership of Messrs. Whiteley, Ferris and Puckridge with effect from 31st March but will remain as consultant.

Mr. F. W. A. Brogden fai (f) has dissolved his partnership by mutual consent as from 1st February, 1961, with Messrs. J. Peacock Rayner and Mundy of 50, Broadgate, Lincoln, and is continuing in practice under the style of Messrs. Brogden and Co., chartered surveyors, chartered auctioneers and estate agents at 24, Silver Street, Lincoln. (Lincoln 22454).

Messrs. Bruton, Knowles and Company, of Albion Chambers, Gloucester, have taken into partnership, as from 1st April, 1961, Mr. R. A. Brown (PA) who has been with the firm for a number of years. The style of the firm will remain unchanged.

Messrs. G. J. Caren, Flas fai (PA), A. Roscoe-Hudson, DIP.Arch. Ariba, W. N. Chambers fai (F), H. J. L. Chambers, Fai (F), J. N. W. Chambers fai (F), W. H. F. Chambers BSC Fai (F) have entered into partnership as from 1st January, 1961, as Messrs. Caren, Roscoe-Hudson and Partners, architects and surveyors, at Market Place, Faringdon, Berks; 6, Station Road, Abingdon, Berkshire; "At the Sign of the Bell," Cirencester, Glos.; and 28, Regent Circus, Swindon, Wilts.

Messrs. Donald Cottage and Co. have opened new offices at 22, Davies Street, Berkeley Square, London, W.1.

Mr. J. C. Craig (Pa) has been appointed head of the new Town Development Division to be established by the London County Council in its Architects' Department.

Messis. Douglas Duncan (f), H. L. Dannhauser (f), C. S. Parsons (f), David S. Thomson (f), William D. Russell (f), and C. P. Dixon-Warren (f) have entered into partnership and commenced in private practice under the style and name of Messis. Duncan, Dannhauser and Parsons, chartered quantity surveyors, at 14, Evelyn House, 62, Oxford Street, London, W.1.

The resident partner is Mr. H. L. Dannhauser and the partnership will operate in association with Messrs. Armstrong and Duncan of Nairobi, Mombasa and Dar-es-Salaam, Messrs. Duncan and Russell of Kampala and Messrs. C. S. Parsons and Partners of Salisbury, Ndola and Mufulira.

Messrs. Fox and Sons of Bournemouth have opened a branch office as from 24th April, 1961, at 22a, Queen Street, Exeter.

Messrs. Hobbs and Chambers of Faringdon, Berks and Cirencester, Gloucester have acquired the practice of Messrs. R. H. Skipper (f) of 28, Regent Circus, Swindon, Wilts. They will continue to practise from this address as from 1st May, 1961; Mr. Skipper will remain as consultant and Mr. G. L. Turner aai, will be taken into partnership and the firm will be known as Messrs. Hobbs and Chambers incorporating Messrs. R. H. Skipper.

Hon. C. G. W. James Qalas Fai (Pa) has relinquished his appointment as United Kingdom Manager of Messrs. Previews Inc. and taken up a partnership with Messrs. Ralph Pay and Taylor. His address will be 3, Mount Street, Grosvenor Square, W.1.

Messrs. Thomas Kennedy and Partners, quantity surveyors and valuers, 6, Royal Terrace, Glasgow, C.3, and 14, Dumbarton Road, Stirling, have taken into partnership Mr. Ian G. McClure (PA).

Messrs. Knight and Co., of 14, Cromwell Place, South Kensington, London, S.W.7, have taken into partnership Mr. A. W. Black, BSC and Mr. K. R. Crabtree as from 1st May, 1961.

Mr. A. H. LOVETT (PA) has set up in private practice as a chartered quantity surveyor at 87, Mountergate, Norwich, NOR 16 B. (Norwich 23967).

Mr. W. F. Manthorpe amtpl (Pa) has resigned his position as Deputy Commissioner of Planning, City of Toronto Planning Board, Toronto, Ontario, Canada, and is now Manager of the office at 37, Gloucester Place, Portman Square, London, W.1 (Welbeck 4557) of Peter Dickinson Associates, architects and town planning consultants, whose other offices are at 1910, Yonge Street, Toronto 7, Ontario, 48, Rideau Street, Ottawa, Ontario, and 1374, Sherbrooke Street West, Montreal, Quebec, Canada.

Mr. J. G. Martin (PA) commenced in private practice on his own account on 1st March, 1961, at 7, Bon-Accord Crescent, Aberdeen. (Tel. 28633.)

Messrs. Mellersh and Harding, chartered surveyors, of 43, St. James's Place, London, S.W.1, have taken into partnership as from 1st May, 1961, Mr. K. J. Tilleyaal(PA) who has been with the firm for many years. The style and address of the firm remains unchanged.

Messrs. MICHELMORE, LOVEYS AND CARTER, of Gate House, Totnes, announce that by mutual consent Mr. D. W. CARTER QALAS (PA) has retired from the partnership as from 1st May but will remain as a consultant. The firm will continue in practice as previously.

The partnership between Mr. G. E. O'N. BAGNALL-GODFREY (F) and Mr. A. W. LANKESTER, has been dissolved by mutual consent as from 31st March, 1961. The firm will now be known as Messrs. EDWIN C. PINKS AND PARTNERS, chartered quantity surveyors, of Parliament Mansions, Victoria Street, S.W.1. Mr. LANKESTER is now a consultant to the practice.

Messrs. Ernest Owers and Williams have taken into partnership at their West-end office at 107, Park Street, Mayfair, W.1, Mr. Laurence W. S. Ellison aai (PA).

Messrs. Ralph Pay and Taylor of 3, Mount Street, Grosvenor Square, W.1, have taken into partnership as from 18th April, 1961, Hon. C. G. W. James Qalas Fai (PA).

Messrs. W. H. Robinson and Co., of 79, Mosley Street, Manchester, 2, have opened a Branch Office at 8, Grove Avenue, off Grove Street, Wilmslow, Cheshire (Wilmslow 5234).

Messrs. M. R. Rodger, 42, George Street, Dumfries, have taken into partnership, Mr. Alexander Brockie (PA). The practice will be continued as Messrs. M. R. Rodger and Partner from the same address.

Messrs. Rogers, Chapman and Thomas of 36, Southampton Street, W.C.2, 125, Gloucester Road, S.W.7, and 119, Moorgate, E.C.2, announce that, by mutual agreement, Mr. P. J. E. Bernard (PA) has retired from the partnership

as from 31st May, 1961. Mr. A. R. ATKINSON (F) who for 23 years was a partner in Messrs. Coy and Wainwright and has, since 1st January, 1961, been a partner in the associated firm of Messrs. Rogers, Chapman and Thomas incorporating Messrs. Coy and Wainwright, is joining the partnership of Messrs. Rogers, Chapman and Thomas as from 1st June, 1961.

Mr. Douglas A. Smith (PA) of White House, 15, Fish Street Hill, London, E.C.3, has been joined in partnership by Brian A. Ruddle (PA). The firm is practising under the name of Messrs. Douglas Smith and Ruddle, chartered quantity surveyors.

Messrs. Storey, Sons and Parker, Higham House, New Bridge Street, Newcastle upon Tyne 1, have acquired the practice of Messrs. Anderson and Garland, New Market Street Sale Rooms, Newcastle upon Tyne as from 1st January, 1961, and have taken into partnership Mr. J. R. Bernasconi.

The practice of Messrs. Storey, Sons and Parker will be continued as hitherto from the Head Office at Higham House, Newcastle upon Tyne, and from their London Office at 7, Hanover Square, W.1, with branches at 47, Blackett Street, Newcastle upon Tyne, Park Chambers, 107, Grange Road, Middlesbrough, and 143 Park View, Whitley Bay, Northumberland, whilst the existing auction room practice will continue under the name of Messrs. Anderson and Garland from the New Market Street Sale Rooms, under Mr. J. R. Bernasconi. Mr. J. L. Bernasconi fal will be retained as Consultant to that practice.

Messrs. Sykes, Waterhouse and Company, of 1, Castle Street, Liverpool, 2, Great Crosby and Allerton, have taken

into partnership as from 1st April, 1961, Mr. John A. G. Bebb, AAI (PA). Mr. Bebb has been with the firm since 1957.

Messrs. Victor J. C. Waring (F), Gerald G. Shaw (PA) and Donald G. Blyth aai (PA), chartered quantity surveyors, of 240, High Holborn, London, W.C.1, have opened new offices at 4A. Commercial Square, Haywards Heath, Sussex.

Messrs. Wilkinson and Lowe, chartered quantity surveyors, of 21, Woodiands Terrace, Glasgow, C.3, have taken into partnership Mr. John McDowall (PA) who has been with the firm for the whole of his professional career. The style of the firm remains unchanged.

Messrs. Mark Wilks and Co., of 109, Jermyn Street, Westminster, London, S.W.1, have taken into partnership Mr. P. J. Connolly aai (Pa). The style of the firm remains unchanged.

Mr. Harry Williamson (PA) and Mr. Dennis J. Caldwell (PA) have entered into partnership and will practise in the style of Messrs. Williamson and Caldwell, chartered quantity surveyors, 16A, The Parade, Leamington Spa, Warwickshire. Mr. Williamson continues to be sole partner in the associated practice of Messrs. Harry Williamson, chartered quantity surveyor, 10, St. Matthews Street, Rugby.

Messrs. B. R. Wood and Partners, chartered surveyors, of Serridge House, Coalpit Heath, Bristol, have taken into partnership with effect from 1st October, 1960, Mr. Charles T. Medland alarb. (PA). Mr. Medland has been continuously associated with Mr. B. R. Wood (f) for the last 25 years. The style of the firm remains unchanged.

Library Notices

REVIEWS

Register of Planning Research

Published by The Town Planning Institute, 18, Ashley Place, London, S.W.1. 1961. Price 18s. 6d.

Now and again a work of unusual and pioneering interest is published, which anyone would feel privileged to review.

This is such a work: not because the idea is novel—a recent example of similar type is the "Bibliography of Rural Land Economy and Land Ownership 1900-1957" published by Cambridge University and reviewed in *The Chartered Surveyor* for May, 1959, page 655—but because of the major advance it represents in the useful cataloguing of the research effort in the field of town planning.

It is generally conceded that our profession, as yet, presents an immature approach to research, and a potential research worker often starts under the disability of having to "dig deep" to ascertain whether other similar work has been or is being done. In the field covered by this Register, the future student will have a valuable "clue" to such work, and be able to direct his energies to research which is complementary to, and not a mere duplication of, work already undertaken. As a "tool" of research, therefore, it will spark off results which cannot now be clearly foreseen.

This Register is, of course, of value to anyone who wishes to use the results of planning research. It does not claim

to be a true bibliography, nor does it survey published literature. Pre-war research work is not included, and that done in the immediate post-war years is less well covered than more recent research. Future editions will doubtless be more comprehensive. The information was obtained from some 500 local authorities, universities, research institutions, Government departments, and similar bodies; but as far as the university entries are concerned one may think the compilers have aimed rather too high in generally restricting entries of theses to those for Ph.D. degrees.

The Town Planning Institute were fortunate to secure the services as Honorary Editors of Mr. and Mrs. W. Pearson. As Librarian of the Ministry of Housing and Local Government, Mr. Pearson is responsible for a vast library of technical information, and many enquirers have had occasion to appreciate his assistance in the search for information on some obscure aspect of the Ministry's work.

The Institute are to be congratulated on their initiative in producing this Register. It will undoubtedly become a standard reference work in any library with pretentions in the town planning field. But it also exposes the lack of any comparable register in many of the fields of professional knowledge for which our Institution stands as steward, a deficiency which we surely cannot now afford to ignore.

V. E. A. M.

Tropical Houses

By David Oakley, AADIPL (HONS), ARIBA. B. T. Batsford Ltd. 1961. Price 42s.

Architecture has followed the advance of science and medicine into the tropics to provide living and working accommodation in conditions hitherto not experienced in European design, and David Oakley, in his "venture into the no-man's land" has written an interesting book on the various problems with which one is confronted.

Wisely, he has made clear the tremendous differences, territorial and local, that exist and that the term "tropical" must be regarded as a geographical rather than climatic form.

The early chapters are primarily the scientific background to design consideration, and it is not until the latter half of the book that one finds the detail related to the title.

The author's experience appears confined to the West Indies and West Africa, and he deals extensively with the question of hurricane and earthquake design; his chapter on materials is also confined to these areas, and the reader should be aware that such conditions do not apply universally.

The differing aspects of a permanent European settlement, and accommodation for contract-term employees has not been made, nor does the design for the evolving coloured people receive attention.

Certain aspects of construction have been poorly treated (defence against white ant attack, floor and roof construction) and there would appear to be scope for a treatise on this subject.

Whilst the illustrations are good, a wider selection would have been desirable, and structural detail lacks clarity.

This is a worthwhile book for any practitioner in overseas countries, and Mr. Oakley must be congratulated for his initiative in attempting to fill a gap in the literature on this important aspect of design, and for making available his experience in the numerous problems.

T. E. B.

PUBLICATIONS RECEIVED

Urban Estate Management

By W. A. Leach (F). 3rd edition. Volume II. Rating, taxation and general management. The Estates Gazette, Ltd. 1961. Price 87s. 6d.

Volume II follows three years after Volume I of "Urban Estate Management" and might therefore be considered as a separate book in some respects dealing as it does mainly with property outgoings and management where Volume I dealt with ownership rights and obligations (and is already out of date in some respects). In a book of some 650 pages considerable attention has been given to leases, rating, taxation and the management of ground rent estates and rack rent properties.

This book is very welcome, but it is a slight annoyance to find that even at this late stage the publishers have seen fit to add four pages of addenda at the very end of the volume.

Sell's Building and Civil Engineering Trades List. 1961.

Published and presented by Business Dictionaries Ltd., St. Dunstan's House, 133-137, Fetter Lane, London, E.C.4. Price 40s. to subscribers, free to architects and surveyors.

This well-known directory retains its previous structure as a subject guide to the manufacturing firms in the building industry but this year a separate alphabetical list of some 16,500 firms with their addresses and telephone numbers is also supplied.

Civil Engineering Reference Book

Edited by J. Comrie, BSC, AMICE. 2nd edition (in four volumes). Butterworths, 1961. Price 17 guineas.

The first edition of this reference book was published in 1951 as a guide to the best in past practice in civil engineering and to the latest methods and theories. This object has been maintained in the thoroughly revised second edition which has been issued in four reasonably sized volumes. The work is of limited interest to surveyors although there are sections of interest in each volume.

Branch Notices

BRANCH REPORTS

Bedfordshire and Hertfordshire Branch.—The Annual Dinner of the Branch was held recently in Harpenden. The guests included Lord Luke, Deputy Lieutenant of Bedfordshire; Sir David Bowes-Lyon, Lord Lieutenant of Hertfordshire; Major A. G. N. Hadden-Paton, High Sheriff-elect of Hertford; and the President and Secretary of the Institution. The toast to the Institution was proposed by Sir David Bowes-Lyon. The President replied. Mr. S. G. Rose (f), Branch Chairman, and Lord Luke also spoke.

Uganda Branch.—The Annual Dinner of the Branch was held this year in conjunction with the Uganda Chapter of the East Africa Institute of Architects. The dinner was a great success and was attended by 118 members and guests. The following were among the guests—Mr. C. A. L. RICHARDS, Minister of Local Government and Mrs. RICHARDS; Mr. Z. C. K. MUNGONYA, Minister of Lands

and Mineral Development; Mr. and Mrs. W. S. KULUBIA, the Mayor and Mayoress of Kampala; Mr. L. Fergusson, President of the East African Institute of Engineers; Mr. Hamish Watson, Director of Public Works and Mrs. Watson, and Mr. B. B. Whittaker (f), Director of Lands and Surveys and Mrs. Whittaker.

The Chief Secretary of the Protectorate Government, Mr. G. B. Cartland, CMG, referred in his speech to the development of the territory, and particularly of Kampala, over the past years, and mentioned the transformation of townships with poor buildings and unmade roads to well laid out towns with metalled roads and many fine multistoreyed buildings. Mr. J. Falconer, ariba, Chairman of the Uganda Chapter of the East Africa Institute of Architects, made a plea for the proper registration of Architects and Quantity Surveyors in the Protectorate to be implemented by Government Ordinance. Other speakers included Mr. G. T. Bragg, Branch Chairman and Sir Audley McKisack, KB, QC.

Chartered Surveyors Charter "Viscount"

The Sussex Branch of the RICS decided to vary their normal programme and make a day trip to Rotterdam to study the methods adopted by another country in the rebuilding of a city centre. They chartered a Viscount aeroplane from Gatwick Airport on Tuesday, 25th April, and 67 members, including two lady members, made the trip.



Embarkation

Flying time in each direction was less than one hour and by 10 a.m. the Chairman, Mr. D. Symonds, and members had been met by Mr. P. Dykman the Town Planning Information Officer at Rotterdam Airport.

Two coaches, complete with continental background music, soon put the members into a relaxed and happy mood before arrival at the Bowcentrum (Building Centre). In this most impressive building, short lectures were given by

Mr. Dykman on Planning Aspects and Dr. Zetermeyer on finance and expropriation. So many questions were asked that a halt had to be called at 12.30 for an informal lunch.

After lunch, coaches took members for an inspection of the city centre and the outlying residential estates. Particular interest was shown in the Lijnbaan shopping precinct and in



In the Lijnbaan

the new departmental stores and cinemas. The party returned during the evening, arriving back at Gatwick shortly after 7 p.m.

Expense of the trip was kept to a minimum but a small profit was made and a cheque for £4 4s. 6d. will be handed to the benevolent fund. The trip was organised by Trevor J. Burfield (F) and the considerable administrative work carried out by the Hon. Sec. Cecil H. Basley (F).

Correspondence from Members

REGISTRATION

Sir

"Up-to-the-minute valuation—free—no obligation." So reads an advertisement in "The Surrey Advertiser"—4th March, 1961.

At considerable cost in time and money we have trained and qualified in this complicated subject. Voluntarily we consent to abide by a code of conduct. We do this to earn a living but we also do it to provide the public with a first-class highly qualified profession in whom they can have confidence. In acknowledgement we receive a Royal Charter.

Thirty or forty years ago when land ownership was largely restricted to the educated classes there would have been little danger to the public in the present situation. But to-day the Government is trying to create a property-owning democracy from citizens who mainly leave school at 15 years, and many who finished at the age of 14. In such a situation anyone, I repeat anyone, can set himself up as a surveyor and valuer. We know how absurd, indeed, how dangerous, this can be, but do the ordinary house purchasers know? As the

recipients of a Royal Charter do we not have a duty to warn the Government of this situation? I believe the British public should be able to have the same trust in the profession of the land as they have in the other professions. I also believe that the State has a duty to protect those professional men who strive to improve their technical and professional standards.

In the light of the increase in property ownership among ordinary people and the high standards needed from surveyors and valuers, the Institution should reconsider whether the time is not now ripe for the registration of surveyors and valuers. Such a change would be just another logical step in solving the increasingly difficult problem of living in an advanced community based on the best principles of free enterprise and avoiding the disadvantages of a "cutthroat" society.

Yours faithfully,

DAVID C. MORRIS.

21, Soho Square, London, W.1.

JUST AN OLD PIANO

Sir.

Worn out and useless it hogged a useful area of room, so the Council's dustmen were called in to take it away. This request produced a visit from a Council official who demanded a fee of one pound. This seemed to me a little like sharp practice, but the Superintendent of the Sanitary Department verified it, giving as his authority for the charge, the Public Health Act. 1936.

Still finding this hard to swallow I read the Act; Pt. III, sections 82-94 in particular. Section 87 (1) (a) (b) establishes the sanitary authorities' responsibility for the removal of house refuse. Section 87 (3) says, "If any person in the employ of a sanitary authority or of any contractor with a sanitary authority demands from an occupier or his servant any fee or gratuity for removing house refuse from premises he shall be liable to a fine not exceeding twenty shillings." This was indeed interesting. Reading a little further. Section 92 (1) gives the sanitary authority the right to charge for the removal of trade refuse. I find no mention anywhere of the authorisation of charges for removing house refuse. Nor do I find in the Act a definition of what constitutes house refuse. Luckily the Council's dustmen are never in doubt for each week they extract from my dustbin what is outside their province and neatly stack it by the back door. My conclusions then are something like this:

(a) The Council has committed an offence by demanding money for the removal of the piano.

(b) The Council has exceeded its powers by taking upon itself through its servants the decision as to what constitutes household refuse under the Act.

(c) The only person capable of deciding what is house refuse in a particular household is the occupier and that refuse under the Act means what the dictionary says it means: I quote "refused, rejected, valueless, that which is refused or rejected as worthless; waste or useless matter."

Can anyone offer m_0 advice or criticism of my conclusions for I would like to take the matter further.

Yours faithfully,

DONALD ELSE.

35, Bishopsthorpe Road, Sydenham, S.E.26.

SIMPLIFIED MEASUREMENT

Sir,

I read with considerable interest Mr. Peacock's proposals for the simplification of units of measurement (see March issue page 504). The committee at present engaged on the preparation of a Standard Method of Measurement for use in Hong Kong, where thegeneral use of bills of quantities is a fairly recent innovation, has arrived at exactly the same conclusions, the proposal before it at the moment being that no reference should be made to units other than the pound, foot or number. The problem exercising our minds, however, is that the use of a small unit for low cost items such as excavation (relatively cheap in this colony) and other items of labour only, restricts the competitive element of pricing. Thus in the lowest three tenders for a recent site formation contract, the ratio per yard cube for removal of excavated material were 70, 77 and 80 cents respectively, each of which reduces to 3 cents (about $\frac{1}{2}d$.) per foot cube. The solution may lie in billing such items in units of 100 feet cube.

Yours faithfully,

H. MILLER.

29, Plantation Road, The Peak, Hong Kong.

STRUCTURAL SURVEYS

Sir

Mr. Morris's letter in the April issue of *The Chartered Surveyor* refers to a subject which is never far from the minds of many of us, but we think it is unlikely that two types of survey will be the answer to surveyors' problems, particularly in these days of increasingly frequent litigation concerning professional competence. We owe clients a duty to survey and report to the best of our skill and could hardly contemplate a lesser standard, even if our legal liability were limited as Mr. Morris suggests.

Risks are involved in making even full surveys and reports, and the danger of "abbreviated surveys and reports" would be very real, not least because surely it would be impossible to define the limit of attention and skill expected for the smaller fee. The 1952 case of an architect who was required to give only a general opinion about a farm and was held negligent for failing to notice settlement and some woodworm and dry rot in the farmhouse must still be fresh in the minds of many.

Does not the solution to this problem of structural surveys lie in the general education of the public to the importance of competent surveys and reports and thus to their acceptance of the principle of the "rate for the job"?—a job (in this instance) which not only requires a high degree of skill and experience but also involves the hazards which result from the steady accumulation of case law on negligence.

The average man who buys houses only once or twice in his lifetime rightly sets much store by a surveyor's report, although, as Mr. Morris says, he is often unwilling to pay a proper fee, even if this is very small compared with the purchase price or with the money he will save in avoiding an unsound building.

The Institution might consider producing a popular pamphlet for the general public, briefly stressing the need for competent surveys, outlining what is involved and thus showing the value to the client of the services rendered by the surveyor, quite apart from the cost to the surveyor.

If structural reports are to be of the fullest value, it is essential that they should be thoroughly practical, saying in the simplest terms what a client should know and avoiding (a) the possibility of criticism that part of the fee has been wasted on academic data of no practical relevance, (b) technical terms and (c) superfluous descriptive matter.

One way of saving clients' expense, particularly in the case of old country houses, is to make a short preliminary inspection and involve the client in the greatest expense of a detailed survey and report only if the first inspection justifies this or if the client then asks for it.

To revert to Mr. Morris's proposal: how would one set up with the prospective client the arrangement for a reduced fee and limited liability? It seems to us to be a most unprofessional undertaking to embark on any job in the atmosphere created by a discussion which suggests that the way in which the work will be done may involve omissions and inaccuracies, not to mention an action for negligence!

Finally, Mr. Morris says he has in mind that the abbreviated survey would be mainly directed to the state of repair and the approximate cost of carrying out the necessary work (that is the work of repairing defects). To what else should a *full* survey and report be directed?

Our reaction to Mr. Morris's suggestion is from a slightly different standpoint to that of Mr. Battersby in the May issue, but we entirely agree with the latter's remarks.

Yours faithfully, C. T. WHALLEY, H. A. SPEIGHT 5, Great College Street, Westminster, S.W.1.



AGRICULTURE AND FORESTRY

The Grading of Timber

These recommendations, and indeed the whole idea of grading home grown timber, are relatively unknown, even to many of those actively engaged in timber production. To interest a wider circle of consultants, growers and advisers the following notes have been compiled from information contained in F.P.R.L. leaflets, and are reproduced by permission of the Director of the Forest Products Research Laboratory.

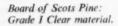
In striving to achieve the complete utilisation of forest produce the problem which faces grower and timber merchant alike is one of fitting the various qualities of home-grown timber to the most appropriate uses. Within the limits set by soil and climate the grower can set himself the difficult task of producing timber to an exacting specification in the hope of realising a high price or he can, less ambitiously, aim at producing to one of the more general specifications commanding a somewhat lower price. Whichever course is adopted and no matter how intensive the management, only a part of the final crop will achieve the desired standards.

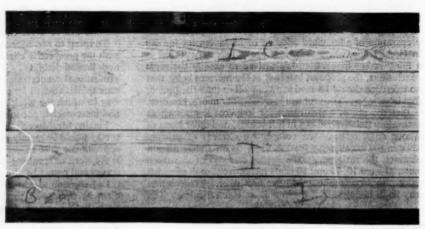
The main purpose of grading of timber is to enable the raw material, which is inherently of widely varying quality, to be classified into groups best suited for the different purposes for which it may be used. Classification according to quality cannot be exact and any practical scheme of

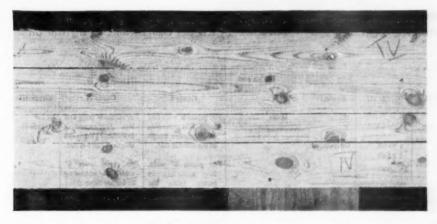
grading must allow for some individual judgment and tolerance. On the other hand, whilst grading rules are not in themselves specifications, they may form part of a specification and they should therefore, be laid down in terms as exact as possible. Such terms assist a grader to develop a standardised judgment which enables him to grade quickly whilst permitting reference to exact rulings in case of doubt or dispute. Thus, whilst grading rules may appear to be formidable and detailed on paper, with a little experience they can be simple in operation.

The recommendations for grading British softwoods allow for classification into four main groups based largely on the likely usage, No. 1 grade being joinery and high-class structural work, No. II for general structural work and carcassing and Nos. III and IV grades for general purposes where consistent strength properties are not a primary requisite. A sub-division of Grade I permits the selection

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Board of Scots Pine. Grade IV material.

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of clear material for special uses such as high-class joinery, ladder making, etc.

When timber is graded in the green condition and subsequently seasoned, defects such as splitting and distortion may develop which necessitate a certain amount of re-grading. The grading therefore should be related to the seasoning condition at the time of grading and any specification should include, in addition to the grade, data on the condition of seasoning, preferably in terms of moisture content. Shrinkage, which inevitably occurs during drying. should be recognised and consideration given to changes in dimension across the grain which take place in timber with changes in moisture content. To allow for shrinkage, members should be cut oversize so that the dimensions when the material is seasoned to a moisture content of 20 per cent will not be less than the nominal dimensions. Sawn material enclosing the pith or heart centre is more prone to degrade by splitting on seasoning than material which excludes the pith.* During conversion, therefore, sawing should as far as possible be such as to include a sawcut down the pith thus avoiding to a large extent boxed* heart and subsequent degrade associated with it. It must be realised also that when timber is re-sawn its grade may be altered, as the permissible sizes of knots are based on their relation to the width or thickness of the member. The grading rules have taken into account most of the characteristics which affect the quality of the timber. There may be occasions when unusual defects arise which have not been catered for, but such occasions will be rare and can generally be left to the practical judgment of the grader.

Similarly in the case of British hardwoods recommendations for grading have been prepared. These are based on a defect system which, because of its comparative simplicity was thought would be more readily adopted than the cutting system, the usual method of grading hardwoods. In the defect system, permissible defects are defined for each grade whereas in the cutting system the grade is determined from the percentage of clear material that is obtainable from the total surface area of the piece by means of a predetermined number of cuttings.

A number of rules for the grading of home grown hardwoods have been recommended. These are as follows:—

1. These rules shall apply to all species of home

grown hardwoods.

- 2. All timber shall be graded when freshly sawn.
- 3. All timber shall be sawn full to size in thickness and width.
- 4. All timber shall be properly manufactured and the ends of all square-edged timber shall be trimmed.
- 5. Any piece of timber that is greater in thickness or width than is shown in the following table shall be deemed to be miscut and shall not be graded until it is re-sawn:
 - b inch over size in thicknesses of under 2 inches.
 - inch over size in thicknesses of 2 inches and under 4 inches.
 - % inch over size in thicknesses of 4 inches and over.

 I inch over size in widths of under 8 inches.
 - 1 inch over size in widths of 8 inches and over.
- 6. Grading shall be done on the worst face for all pieces under 2 inches thick, for pieces 2 inches and over in thickness grading shall be done on the best face but the opposite face shall not be more than one grade below the best face.
- 7. Rot or decay shall not be permitted except in small pockets not more than 4 inches in diameter. These shall be scheduled as defects.

DEFINITIONS AND NOMENCLATURE

Precise definitions of the terms used in the practice of grading are contained in a number of publications to which reference must be made. These are:

B.S. 565. "Glossary of terms applicable to Timber, Plywood and Joinery."

B.S. 1860. "Structural Softwood: Measurement of Characteristics Affecting Strength."

Leaflet No. 49 (Forest Products Research Laboratory)
"Grading of Sawn British Softwoods."

Leaflet No. 52 (Forest Products Research Laboratory)

"Grading of Sawn British Hardwoods."

The last two leaflets contain information on the rules to be applied in the grading of British timbers and the methods of measurement. They provide the only source of reference for such grading, and give the permissible defects and characteristics of different grades which are summarised in the tables overleaf.

SAWN BRITISH SOFTWOODS

Permissible Defects and Characteristics of Different Grades

SAWN BRITISH HARDWOODS

Permissible Defects and Characteristics of Different Grades

Defect and	Permissible size of defect or characteristic					
Characteristic	Grade I		Grade II	Grade III	Grade IV	
Knots (a) Edge (b) Margin of face (c) Centre of face	t thickness t-width 1/g width Sound knots only	permitted.	thickness width width width Sound knots	‡ thickness • width • width	Unspecified	
Wane (a) Edge (b) Face	=	knots or blue stain permitted	h thickness 1/12 width h length	½ thickness 1/6 width ½ length	h thickness h width length unspecified	
Slope of grain	1 in 14	no kne	1 in 8	Unspecified	Unspecified	
Rate of growth	Not less than 8 rings/in.	that	Not less than 4 rings/in.	Unspecified	Unspecified	
Pitch pockets	Not allowed	except	Unspecified	Unspecified	Unspecified	
Checks and splits	Not exceeding 6" in length	Grade I Clear to be same as Grade	Exceeding 6" long shall not be deeper than thickness for more than length	Exceeding 6" long shall not be deeper than thickness for more than length		
Bow	}" in 10'	ICA	}" in 10'	1" in 10'	Unspecified	
Spring	å" in 10'	Grade	å" in 10'	}" in 10'	Unspecified	
Twist	3° in 10′		6° in 10′	6° in 10'	Unspecified	
Cup	1/16" in 6"		å" in 6"	å" in 6"	Unspecified	
Blue stain	5 per cent		15 per cent	25 per cent	Unspecified	

Defect and	Permissible size of defect or characteristic					
characteristic	Grade I	Grade II	Grade III			
Splits	For pieces 8" wide and less. Not exceeding in inches the length of the piece in feet. For pieces 8" wide. Not exceeding in inches twice the length of the piece in feet.	For pieces 8" wide and less. Not exceeding in inches 1½ times the length of piece in feet. For pieces over 8" wide. Not exceeding in inches three times the length of piece in feet.	As for Grade II			
	Individual splits not to diverge from a line parallel to edge of piece by more than I" per foot in length.					
Sapwood	Sound sapwood not a defect, but in oak not to exceed 20 per cent of width of either face.	As for Grade I, but in oak not to exceed 40 per cent of width of either face.	Unrestricted but must be sound.			
Stain	Not permitted except for brown heart in ash and beech.	As for Grade I	Unspecified.			
Bow and/or spring	Not exceeding 1" in 8 feet	Not exceeding 1" in 6 feet.	Unspecified.			
Slope of grain	Not exceeding 1 in 14	Not exceeding 1 in 8	Unspecified.			
Heart	Not permitted	Sound heart allowed on one face in pieces 2" and more in thick- ness.	Sound heart allowed.			
Wane	Not permitted	Not permitted in pieces under 2" thick; in pieces 2" or more in thickness not to exceed 1 of thickness, 1/12 of width or 1 of length	As in Grade II for pieces 2' or more in thick- ness.			
Knots, bark pockets, resin pockets, pockets of rot, pin knots, borer holes (see "Schedule of Defects")	One defect in pieces up to 4 square feet, in surface area. Every additional 2 square feet one additional defect.	Two defects in pieces up to 4 square feet in surface area. Every additional 2 square feet two additional defects.	As in Grade II			

The widespread adoption of these grades must have a beneficial effect on the grower and merchant alike for the simple reason that they establish a standard of quality, and create confidence in the mind of the user, in much the same way as a trademark.

GLOSSARY OF TERMS

*Definitions of a number of the terms used in the text and the tables are given below.

- Blue stain
 Bow
 A bluish discoloration of the sapwood.
 A curvature of a piece of timber in the direction of its length.
 A piece of square sawn timber cut so that the pith falls entirely within the four surfaces throughout its length.
 A separation of the fibres along the grain, forming a crack or figure in the timber, not extending through the piece from one surface to another.
 Cup
 A curvature in the transverse section of a board or plank.
 A term referring to the general direction or arrangements of the fibres and other wood elements.
 The inner layers of the log which, in the growing tree, have ceased to contain living cells. It is generally darker in colour than sapwood, although not always clearly differentiated from it.

 Knot ... A portion of a branch embedded in the wood by the matural growth of the tree.
- 9. Pitch-pocket ... A well-defined opening which contains resin and which may occur between the growth rings of certain softwoods.

 10. Pith ... The central core of a stem.

 11. Rate of growth Commonly expressed as the number of growth rings per inch measured radially on the cross section of a log or piece of converted timber.

 12. Sapwood ... The outer layers of the log which, in the growing tree, contained living cells. The sapwood is generally lighter in colour than the heartwood.

 13. Split ... A separation of the fibres along the grain which extends through the piece from one surface to another.

 14. Spring ... A well-defined opening which contains resin and which may occur between the growth rings per inch measured radially on the cross section of a log or piece of converted timber.



VALUATION · HOUSING · PLANNING

Recent Rating Decisions

The following is a summary of the discussion which followed Mr. David Widdicombe's paper "Recent Rating Decisions."

The paper was published in full in the May issue.

Mr. D. S. Barton (PA) said that in certain areas of London most of the houses in a particular street were used for office purposes, but some of them were private residences. The tendency was for the valuation officer to say that each one of the houses in such a street could be used for offices or other special purposes, and therefore a tenant who used his house for residential purposes must be assumed to be liable for the same rent that the landlord could get for it were it used for business purposes. Was it suggested that in such a case it was possible to say: "No, the place is in fact used as a house, and, though the rent which may be paid is equivalent to that which would be paid were it used for other purposes, we should discount the extra amount which the landlord has been able to get and say that the figure should be something less, because in fact it is restricted to residential purposes"?

Mr. WIDDICOMBE replied that although further litigation might be required to make the position clear, logically the property must be valued as though it had a restrictive covenant limiting it to that mode of use. If the actual rent was not paid on that basis, a deduction fell to be made for it.

Mr. A. RAWLENCE (Visitor) returned to the point raised by Mr. Barton, because, he said, he found it very difficult to reconcile the *Wellcome Foundation* case with the *Fir Mill* case. In the *Wellcome* case, which was only a few months before the *Fir Mill* case, the Tribunal said this in their decision:—

"Secondly, in considering the use to which the hereditament may legally be put by the hypothetical tenant, the valuer is not necessarily confined to the actual purpose of the actual occupier on the day of the proposal, unless such use was imposed on the tenancy by a statutory provision. On the contrary, the valuer is entitled to take into account all and any purposes to which the building may validly be put by the hypothetical tenant within the limits prescribed by the building authority and within the rule of rebus sic stantibus. I hold that this principle of rebus sic stantibus does not apply to the actual physical uses to which the various parts of the building were in fact being put by the

occupiers on the material date. I do, however, find that the principle applies to the physical structure of the hereditament."

According to the Wellcome case, therefore, one may look not only at the actual use but at what is possible under town planning, whereas the Fir Mill case suggests that one must look only at the actual use.

Such a case as Mr. Barton had put was very common in Bloomsbury, for instance, where there were squares with residential and professional users side by side. On first principles it might surely be said that the landlord would say to the residential gentleman "You must pay what the professional gentleman pays if you want these premises." The same position arose in the provinces, for instance in a cathedral close, where there was a doctor in one house. architects in the next and a canon in a third, all the houses being similar and capable of being used for any of these purposes. Under the Wellcome case it seemed necessary to look at the permitted use rather than the actual use. There was also the old-fashioned type of property still to be met with in the provinces. He knew of a case at Cardigan where a house, without any alteration, was being used as a draper's shop, the goods being displayed on a table behind an unaltered window: there was no fascia and the door had not been altered. It and the adjoining house were two peas out of the same pod; the draper could very well move next door, or the occupier of the house next door move into the house which the draper used as a shop. On the decision in the Wellcome case, if the use as a shop was permitted by town planning then the residential user had to stand up to the competition of his business competitor; the two had to be rated similarly, on the basis of what was permitted and not what was actual.

Mr. WIDDICOMBE remarked that those were the comments of a very practical person who had to deal with these problems rather more closely than some lawyers. He was well aware of the fact that the rule which, he submitted, the Lands Tribunal had laid down in the Fir Mill case gave rise to practical difficulties, and it was a rule which did not help the valuer who sought for the widest possible evidence of value; but the rule had been laid down and, with the greatest respect, he thought it was the right law, although it had been

argued by one of the parties that a different footing should apply. He felt that the Lands Tribunal ruling in the Fir Mill case did represent the law of rating. The Wellcome case was slightly different and must be deemed to be superseded by the Fir Mill decision.

It was unlikely that permission would be given to use dwelling houses as offices, at any rate in the London and Middlesex areas, and so there the question was not likely to arise; and if there was a dwelling house which could be used as offices under planning permission, the probability was that the change of use had taken place though that might depend on the area in which it was situated. All he could say was that he thought that the Fir Mill decision would stand: the property had to be valued as a dwelling house and it was necessary to exclude from consideration any potential demand for it as offices.

Mr. D. J. E. King (F) referring to the case of Fir Mill v. Jones, said there were two assumptions which had to be made. The first was that the hereditament was vacant and to let after the process plant had been removed. If that was so, how could one reconcile the position where rateable process plant existed, such as a baker's oven or furnace, with the other assumption that structural alterations could not be carried out? If it was not possible to carry out structural alterations it was not possible to remove certain process plant which was rateable. The hereditament would then be tied to a particular use.

Mr. WIDDICOMBE replied that the problem was not a new one to him but he hoped he would be forgiven if he said that he did not know the answer. He thought that it was a very proper subject for litigation.

Mr. D. J. E. King (f) said that at the present time a number of new hereditaments or new extensions such as dry docks were being built, but they were often being financed by Government grant and sometimes by special loan facilities. He thought it was true to say that in a number of these cases

the occupying company was unable, in view of the present situation, to meet what would otherwise be a charge based on a percentage of the estimated capital cost, and in some cases, they had difficulty even in meeting the interest on the loan. The idea of estimated capital value became very difficult in such instances, and he wondered whether or not Mr. Widdicombe had any suggestions to make about that position, particularly in regard to large items of plant of the nature in question, or buildings.

Mr. Widdlecombe replied that the point raised was a very important one. It concerned new works which had to be valued on the contractor's basis, and no one seemed, according to the decisions which he had read, to have found an answer to it. The only suggestion that he could make would be to rely on the words of the Lord Chancellor in the Erith case, that all the circumstances must be taken into account and nothing must be fixed as the assessment which was higher than what the tenant would really pay for an annual tenancy. One must tax one's ingenuity to find arguments for reducing the otherwise most unrealistic figures which were thrown up by the contractor's basis. If some convincing way of putting the point could be found he thought everybody would be glad to get away from cost in the case of new constructions such as those to which Mr. King had referred.

Mr. D. S. Barton (Pa) asked why it should be possible to arrive at a nil assessment on a profits basis when it might be impossible to do so on any other basis. There might be two hereditaments which were the same; one was valued on a profits basis and the other on some other basis. On the first one could get a nil assessment, and on the other one could not.

Mr. WIDDICOMBE said that what was good for the docks should be good for other cases, at any rate under section 22 (1) (b); there was a difficulty under 22 (1) (a), because there the landlord did the repairs. In 22 (1) (b) cases he did not see why the principle in the *Grimshy dock* case should not apply in proper cases.

The vote of thanks to Mr. Widdicombe for his paper was carried with acclamation.

Rating Surveyor's Diary

COMPILED BY H. HOWARD KARSLAKE (F) (DIPLOMA IN RATING)

COURT OF APPEAL
MEASURE OF LIABILITY

Gross Value Required for L.T.E. Offices

London Transport Executive v. Cane (VO) and Westminster City Council.

(Court of Appeal, Holroyd Pearce and Harman, L.JJ., and Sachs, J.), 18th, 19th January, 1961.)

Offices of London Transport Executive used partly for railway purposes and partly for road transport purposes and so comprising a railway hereditament used partly for non-rateable and partly for other purposes within section 87 (1) of the Local Government Act, 1948, are required to be assessed to gross value under section 22 (1) (a) of the Rating and Valuation Act, 1925, as amended by section 5 (2) of the Rating and Valuation (Miscellaneous Provisions) Act, 1955,

and not direct to net annual value under section 22 (1) (b) because :

(i) the direction in section 87 (1) that such net annual value "shall be ascribed to the hereditament as may be just having regard to the extent" of use for the other purposes requires the net annual value defined in section 22 (1) to be ascertained by deduction from gross value where the hereditament is of a class normally requiring a gross value; and

(ii) being admittedly a building with appurtenances but without other land within section 22 (1) (a), they were not valued as part of a railway undertaking or public utility undertaking for which no gross value would be required under section 22 (4) (a), (b).

Appeal allowed.

1961 R.V.R. 182.

(The effect of this decision is of course that the hereditament is entitled to non-industrial derating under the 1957 Act.)

SCIENTIFIC SOCIETIES ACT, 1843 "Annual Voluntary Contributions"

Cane (VO) v. Royal College of Music and Westminster

(30th, 31st January, 1st, 2nd, 14th February, 1961.)

The following constitute annual voluntary contributions by which a society must be supported wholly or in part in order to establish its claim to exemption from rates under the Scientific Societies Act. 1843:

(1) Unconditional legacies to the society which are received with sufficient regularity to justify it in looking to them year by year as possible revenue (whether they do so being a question of fact), particularly where they are moderate in size and come from annual mortality over a wide range of benefactors (a bequest yielding £1,500 in one year and £300 in the next was not treated as a capital endowment where the yearly average of legacies was taken at £500).

London Library v. Cane followed.

It is unnecessary to scrutinise separately as a distinct class different items of income of a society such as subscriptions, gifts, gifts for scholarships, legacies with conditions and legacies with no conditions received in a constant flow in order to determine whether they are annual voluntary contributions, and if one of them temporarily runs dry it may be treated as part of the uninterrupted flow of other contributions when coming to flow again.

(2) Gifts and conditional legacies on which the interest is to be applied for specified purposes of the society (per Holroyd Pearce, L.J.), the gifts or legacies ranking as voluntary contributions in the year of receipt where given to the society as trustees, but the payments of interest thereon to the society so ranking where the gifts or legacies are to other trustees; (per Harman, L.J.) the gifts or legacies so ranking in the year of receipt in both cases

(3) Gifts to a college for scholarships, including those devoted wholly or partly to the maintenance of pupils and gifts for providing prizes which pupils may spend as they choose, for scholarships and prizes are necessary to a college and the support of the college includes things necessary to its functioning and also benefits enabling it to function better, at least where quality and excellence are essential to its purposes.

(4) Gifts in kind, including in the case of the Royal College of Music valuable instruments, opera costumes and a valuable autograph letter of Beethoven, which support aids it in its purpose of promoting the cultivation of music as an art.

London Library v. Cane applied.

Annual voluntary contributions do not include Government grants.

Battersea Borough Council v. British Iron and Steel Research Association and British Launderers' Research Association v. Hendon Borough Rating Authority followed with reluctance.

When making a comparison between annual voluntary contributions and total receipts of a society for the purpose of deciding if they constitute support of it in part, catering receipts should not be wholly disregarded, but a relevant consideration in a doubtful case could be their collateral nature and the self-balancing of receipts and expenditure; but receipts from concerts the cost of which is almost entirely

reimbursed to the society by the London County Council should be wholly disregarded.

The percentage of annual voluntary contributions to total income of the Royal College of Music might be looked at in order to form the opinion that they were too small to justify a finding that it was supported in part by such contributions, but the college's claim fell to be decided, not on percentages, but on the provision of its land and buildings and a large and constant sustenance from benefactions, and the fact that the contributions were not negligible or derisory but were a genuine and appreciable part of the total support of the college.

Appeal allowed.

1961 R.V.R. 165.

DWELLING-HOUSES

Pre-War Influx of Strangers Not to be Disregarded

Chalmers Property Investment Co., Ltd. v. Rubery (VO) and Others.

(19th, 20th January, 1961.)

Eight houses built in 1936 offered to let then at 20s, a week remained considerably underlet until the rent was reduced by stages to 16s. a week (including rates and water rates = £33 1s. 3d. a year net) when some of them were taken. Following an influx of strangers into the town in anticipation of war in June, 1939, all the houses were let at that figure by the end of the month. Under the tenancy agreements neither the landlords nor the tenants were liable for repairs, but the landlords did some repairs for their goodwill and the salvation of their property. At the 1956 revaluation the houses were assessed at £30 gross value. £22 rateable value. as the value on or about 30th June, 1939. On appeal by the landlords, who contended that the assessments should be increased to £41 11s., the Lands Tribunal confirmed the assessments on the ground that the landlords' intention and the tenants' expectation that the landlords would do a moderate amount of repairs was as good as a legal undertaking to do them and that the intrusion of strangers into the town in June, 1939, should be disregarded.

Held: The seven assessments should be increased to £33

gross value, £25 rateable value, because :-

 (i) although no addition to the rent could be made in respect of the repair liability, since a weekly tenant of a house would give as much rent if told the landlords did the repairs as he would if told they were under a covenant to do them;

(ii) the tribunal having justified £30 gross value by comparison with a rent of £33 by excluding the effect of the influx of strangers in June, 1939, when scarcity was not a consideration to be taken into account, in the absence of evidence that rents were unduly high in relation to other rents on account of it, under section 2 (5) of the Valuation for Rating Act, 1953, the inference was that without that consideration it would have arrived at the higher figure.

Appeal allowed.

1961 R.V.R. 184.

OUEEN'S BENCH DIVISION

PROCEDURE

No Notice of LVC Hearing: Decision Invalid

R. v. Cheshire East LVC, ex parte Peasnall. (3rd March, 1961)

A decision of a local valuation court on an appeal resulting from a proposal for the alteration of the valuation list will be invalid and will be quashed on *certiorari* if notice of the hearing has not been given by the clerk of the local valuation panel to the occupier of the hereditament who objected to the proposal in accordance with the Rating Appeals (Local Valuation Courts) Regulations, 1956, regulation 4 (1).

1961 R.V.R. 199. arr

LANDS TRIBUNAL

VALUATION

Rental Basis for Golf Club

Prince's Golf Club (Sandwich) Ltd. v. Millwood (VO). (Messrs, J. R. Laird, R. C. Walmsley, 2nd March, 1961) Golf Club at Sandwich Bay. Kent.

£1,475 RV (as reduced from £1,750 RV by East Kent and Canterbury LVC) confirmed.

Ratepayers' appeal dismissed with costs on High Court Scale.

Although this case was argued exhaustively before the Tribunal for six days, the crux of the difference between the parties proved to be the short point of the right approach to the rating valuation of golf clubs in general and of appeal hereditament in particular. On this matter the experts were at variance.

Mr. Wilks who, as contract surveyor to the Board of Inland Revenue, had valued the 37 golf courses in Kent, explained how he had analysed in terms of buildings and land, all the rental evidence available to him. No fewer than 22 courses were rented and of these some 13 rents were of assistance to him in his analysis. It was from this rental analysis that Mr. Wilks derived his basis. His valuation of £1.520 rateable value was summarised as follows:—

Crun House Ground floor (excluding entrance h	all a	ad staf	F lave	tories					
529 square feet)—3,118 square feet			I 19/1	HOTIES	£312				
	***		37						
First floor—4,478 square feet at 1s. 3	Stewards quarters—496 square feet at 1s. 6d.								
				***	280				
Attic floor-437 square feet at 6d.		***	* * *		11	0040			
A				-		£640			
OUTBUILDINGS				**					
Detached brick and tiled house occ	cupie	d as pr	ofessi	onal's					
flat and shop and caddies' rooms		***	***	400	£55				
Prefabricated garage	4 * *				5				
Greenkeeper's house	4 4 4				50				
Shelters on course		***		417	-				
Sheds for tools and equipment	912	***		247	-				
				_		£110			
	To	TAL ON	BUIL	DINGS		£750			
LAND									
120 acres at £6 per acre				£720					
105 acres (rough) at 10s. 0d. per acre				52		£772			
			-						
					-				
						£1,522			
		RATEA	BLE V	ALUE :	E1.520				

Note: Decision of Local Valuation Court £1,475 Rateable Value.

Both parties referred to the decisions of the Lands Tribunal in the Stourbridge case (Stourbridge Golf Club Ltd. and Clark) and the Bramley case (Williamson and Bramley Golf Club). The Stourbridge case was heard together with the appeals of three other golf clubs in the Midlands. Two principles emerged. First, rental evidence must come first, and any calculated basis of assessment, whether by comparison or otherwise, a poor second. Secondly, in the absence of rental evidence, receipts should not form the major approach to the valuation and comparison of golf clubs because, inter alia, valuation by a percentage on receipts necessitated some form

of "profits" valuation, and because receipts could not properly reflect the variation of rental values as between one part of the country and another. Nevertheless, in the case of the above four golf clubs in the Midlands, the Tribunal had some regard to the receipts of the occupiers in arriving at its decisions.

The occupiers here had entered into an admitted "arm'slength" lease for 99 years, as from 1949, at a rent of £750 a year (described in the occupiers' trading accounts as a ground rent), for what was then a derelict property, totalling in all some 274 acres. They paid in addition about £17,000 for the fag-end of two leases held by the previous company, and they then proceeded to spend about £130,000 on rehabilitation. Even though no direct economic return may have been looked for on this capital outlay, the Tribunal regarded as wholly unrealistic the opinion of the ratepayer's valuer that the resultant rehabilitated hereditament (225 acres. which excluded the 49-acre practice ground) was worth, on the rating hypothesis at the material date, a rent of only £450 a year. It was a newly laid out 27-hole golf links, in first-class order, well maintained, with excellent clubhouse and ancillary buildings. The excluded 49-acre practice ground appeared to be of little rental value.

The financial circumstances of the present Prince's Golf Club took it so far out of the range of ordinary golf clubs that no regard could be had to its accounts as a factor relevant to rental value. The accounts for ordinary golf clubs showed a small profit or loss year by year, and losses were made good by social functions and special appeals. The occupiers in this case sustained an annual loss exceeding £14,000 and were quite prepared to continue running at a loss for some years. The Tribunal was satisfied that the subject hereditament was an asset to the Sandwich Bay Estate and to the Guilford Hotel. The financial policy of the Prince's Golf Club (Sandwich) Ltd. was thus bound to be affected by the fact that the same group of companies held an interlocking control over that Club, the Estate and the Hotel.

In the result the Tribunal preferred in this case the method used by Mr. Wilks, who started from rental evidence of other golf courses in Kent, and was satisfied that Mr. Wilks has applied the results of his rental analysis with care and thoroughness. The appellants thus failed to prove that the rateable value of £1,475 determined by the court below was excessive.

Zone "A" Rents in Ealing

McPhail Bros. v. Standen (VO)

(Mr. R. C. G. Fennell, 6th March, 1961) Lock-up shop and garage in Ealing.

Assessment of £120 GV (reduced from £130 by Central Middlesex LVC) confirmed.

Ratepayer's appeal dismissed.

The schedule of lease rents submitted by the VO gave for the front 100 square feet of shop floors, on his devaluations, figures ranging from £36.6 to £156: for the appeal property the equivalent figure on devaluing the rent adjusted to gross value was £42.3. The highest figure mentioned was for a dwelling-house converted for use as a shop. The VO had derived from the schedule an average rental value for this frontal area of lock-up shops of £42 to £45 which he had taken as his basis. Of the 31 lease rents recorded, 28 had been settled from 1945 to 1955 and having regard to contemporary circumstances he had decided to adopt a flat rate of 7s. 0d. per square foot for zone "A" for this shopping centre equivalent to £35 for the front "square."

He had valued the appeal shop on this basis at £137, and had then rounded that figure down to an assessment of £130 gross value which the local valuation court had, for reasons not given, reduced to £120. Having considered the rental evidence and the pattern of assessments the Tribunal was satisfied that the property was not over-assessed.

Sliding-Scale Royalties Envisaged in Hypothetical Negotiations Brixham U.D.C. v. Berry Head Lime & Stone Co. Ltd. and Billett (VO).

(Mr. R. C. G. Fennell, 28th February, 1961)

Quarries at Berry Head, South Devon.

Assessment of £3,775 NAV (fully derated) (as reduced by Plymouth and South Devon LVC from £5,100 NAV, fully derated) confirmed.

Rating authority's appeal dismissed with one set of costs on High Court Scale.

Before the hearing the parties had reached agreement on the NAV to be attributed to the land and buildings, namely $1\frac{1}{2}d$. per ton of annual output which for the year in question gave £915, and the issue was therefore limited to the NAV to be assessed on the mineral element. The rating authority contended that the stone should be assessed at £3,660 (6d. per ton as agreed on 146,416 tons for the calendar year 1956.) Both respondents contended that the assessment on this tonnage of stone should be £2,864 being made up as follows:—

		Output	Pence	£
First		50,000	6d.	1,250
Second	***	50,000	4)d.	937
		46,416	31d.	677
		146,416	4:694	£2,864

There were two points for consideration: whether the sliding scale method was properly applicable to the quarry; and whether the figures incorporated in the scale were such as would satisfy, for the mineral element, the requirements of the rating hypothesis.

The general tendency was for the smaller quarries near Plymouth to pay a higher royalty per ton than the larger and more remote quarries. The sliding scale basis of arriving at royalty rents had customarily been applied to a number of quarry undertakings in this part of the country and was not repugnant to real or hypothetical negotiations between landlord and tenant. It also carried an advantage of bringing the assessments for larger and smaller quarries in the inner and outer zones into coherent relationship within their groups. There were no year-to-year mineral leases in evidence; and the Tribunal did not think it would be correct to assume without such evidence that if a bargain were struck for an annual tenancy with reasonable prospects of continuance, the royalty per ton would be any greater.

The flat rate assessment of 6d. per ton on all the stone, as proposed by the appellants, did not commend itself to the Tribunal because it did not appear to represent the practical outcome of negotiations between landlord and tenant at the material date. The basis of assessment, and the steps in the amount of royalty per ton payable adopted by the valuation officer and agreed by him with the ratepayers, gave a reasonable estimation of the rent which would have resulted from negotiations between the hypothetical landlord

and the hypothetical tenant of the subject quarry for the year in question, were accepted by the Tribunal.

"Points" Victory for VO in Guest House Appeal Hutchinson v. Ackland (VO)

(Mr. John Watson, 11th April, 1961)

Guest House at West Bay, Bridport.

Assessment of £210 GV determined by County of Dorset LVC (on VO's proposal for £250) reduced to £185 GV.

Ratepayer's appeal allowed.

The appellant thought his assessment grossly excessive by comparison with those of other guest houses in and around Bridport, of which he gave particulars of the situation, accommodation and assessments of ten. In his opinion the guest house should be assessed at £12 per bedroom and a gross value of £120 would be sufficient.

The respondent valuation officer explained his system of assessing guest houses by the "points method." Briefly this was how it worked. The first step was to allot points for the bedrooms. A double bedroom on the ground floor or first floor gained one point; on the second floor 0.75 of a point: on the third floor 0.6 of a point. Single bedrooms gained proportionately less points than double bedrooms. again according to their position. The second step was to grade the house for class, which took into account the size of the rooms generally, the number of bathrooms and w.c.s. lavatory basins in bedrooms, accommodation for family or staff, and general amenities: class 1 was the best and class 4 the worst. The third step was to grade for position, paying particular attention to nearness to sea and beaches: A was very good, F was poor. The fourth step was to multiply the number of points by a multiplier which derived from a combination of the class grade and the position grade. At Bridport a class I house in an A position has a multiplier of £25; for a class 2 house in the same position £20; for a class 2 house in a C position it is £17, but in a D position £15-and so on. Ideally, the multipliers were determined by devaluing actual rents. As however there were no rents for guest houses in Bridport, the valuation officer had had regard to rents paid for this class of property in Weymouth and discounted them because values generally in Bridport were lower. The fifth and last step in the exercise was to value separately any ancillary buildings, including premises used as a cafe or club room.

The application of this method yielded a total of 8.8 points for the bedrooms. The valuation officer had determined the class as 3 and the position as C. This combination provided a multiplier of £15. His valuation was expressed as follows:—

		r atuati	on on l	earooi	n poi	MES O	0313			
6 Do	uble bedrooms a	1.00 p	ets. per	bedro	OHI		***		1000	6.00 pts.
4 Sin	gle ,	.70	00	00		***	***		mr	2.80 pts.
										8.80 pts.
		Class	3, Gra	de C,	£15 per	point				
	8.80 at £15	***	***	***		***	£132			
Plus	Club room with	Bar, 5	21 squa	are fee	at 2s.	Oct.	52			
							-		£184	
	Garage for 3 car	5					£20			
	Outbuildings						5			
							-		25	
										£239
							Say	Gre	ass V	alue £210

In the Tribunal's opinion the points method had much to commend it. There was here no suggestion of "valuing by arithmetic." Admittedly there was a formula, but the valuer had to use his judgment at every stage; the method took into account all the main factors likely to influence a tenant making a rental bid. The Tribunal preferred it to a valuation on the basis of floor area which the valuation officer tendered as a check.

The Tribunal found throughout every sign of a careful and conscientious valuation; yet ended its tour of the guest house and comparables with a strong impression that the assessment determined by the local valuation court was excessive compared with the other guest houses.

This was because the gross value of £52 on the club room, which like the outbuildings had been valued separately, was too high. The club room was one of the two sitting-rooms on the ground floor of the house and within the main structure. If it were valued separately, the main building, assessed by the points method, must be conceived as having only one sitting-room; the club room would be valued twice. One sitting-room for a guest house with ten bedrooms, particularly when the proprietor had to use one corner as his office, was inadequate: in a valuation by the points method, or any other method, it is a disability that would have to be recognised. Another way of looking at it was that £52 represented the gross value of the club licence; that was a quarter of the gross value of the hereditament, and was too much.

(Note: In Brooker v. Lane (VO)—51 R. & 1.T. 514—the owner-occupier of a two-bedroomed house at Datchett "produced a table applying a formula which he had evolved giving points for area and accommodation, age of property and tone of area which when mathematically applied showed that while the theoretical value resulting from the application of the formula closely approximated to the gross values appearing in the valuation list for the properties relied on by the valuation officer and other properties which the ratepayer himself had selected, in the case of the appeal property gave a theoretical value of £54 as compared with the gross value of £68."

There was no rental evidence of two-bedroomed houses in the area and indeed very little rental evidence of modern houses. Nevertheless the Tribunal (Mr. Erskine Simes, qc) found "the ratepayer's ingenious formula quite useless as a guide to the true gross value.")

DE-RATING---ADAPTING FOR SALE

Language Courses on Gramophone Records

Linguaphone Institute Ltd. v. Wooton (VO)

(Mr. Erskine Simes, QC, 9th March, 1961) Warehouse in Southwark, S.E.1.

Hereditament assessed in Part I of the Valuation List under a decision of the South West London LVC at

£1,800 GV, £1,497 NAV, £1,198 RV.
Premises held to be "industrial" and transferred to
Part II at £1,500 NAV, £750 RV.

Ratepayer's appeal allowed.

No mechanical power was used in the work carried on on the hereditament and the question was therefore whether the hereditament was a "workshop" within the definition in section 149 (1) of the Factory and Workshop Act, 1901.

Counsel for the ratepayers contended that the work carried on in the hereditament was the adapting of an article for sale or the finishing of an article in which manual labour was employed: that the article sold was the carrier case containing the language course and that the sorting, examination and packing of the case was comparable to the sorting, etc., of furs into bundles of the same skin which was held by the House of Lords to be adapting for sale in *Hudson's Bay Co. v. Thompson (VO)* [1960 A.C. 926]. He submitted that the article sold in this case was a series of records and booklets forming a course and not a number of records,

etc., arranged in series like the Christmas cards in Wilson Bros. Ltd. v. Edwards [1958] All E.R. He contended that it amounted to something quite different from the identification and arrangement of government surplus in Davis, Cohen & Sons, Ltd. v. Hall [1952] 1 All E.R. 157; and that the work of the employees in fetching, sorting and packing was manual labour, a skill acquired by practical experience.

Counsel for the VO contended that the three propositions formulated by Jenkins, L.J. (as he then was), in Wilson Bros. Ltd. v. Edwards were unaffected by the decision in the Hudson's Bay Company case save that in the third proposition too much homage was paid to "bulk." He contended that what had to be looked at was the initial article and to see if that had been adapted and that the set of records could not be said to be an adapted article since one started with sorted articles and the process of sorting could not be said to be "complicated and substantial" or "laborious" as in the Hudson Bay case. He contended that the work carried on was merely "collating" as in the Wilson Bros. Ltd. case and was comparable to the "tea sets" referred to by Jenkins, L.J. He further contended that the work could not be described as "manual labour" since it would not be so described in common usage: he compared it to the fetching and carrying done by a shop assistant.

The Tribunal was of opinion that the principle to be applied was that which *Lord Simonds* set out as "established" of the *Hudson's Bay* case.

It was true that each box which came in contained identical records and to that extent differed from the individual crates of eggs and eliminated one stage of the sorting; but the consignments received comprised cases of different records which had to be sorted. The premises were used, to adapt the words of *Lord Simonds*, not for the receipt of single records and their subsequent sale record by record, but for the receipt of a collection of records and booklets in consignments from the manufacturers and printers and their subsequent sale in lots which, since they had undergone the process of sorting, testing and packing, differed widely from the original consignments.

The sorting in the present case was far more elaborate and important than in either the Christmas cards of *Wilson Bros.* or the government surplus of *Davis Cohen*, for unless the right records and the right booklets were selected and neluded the Course was useless as a commercial article.

The Tribunal attached importance also to the testing which took place, for though the proportion of rejects was small, a defective course was not merely useless to the purchaser but could have a most injurious effect upon the Institute's reputation and business in all parts of the world.

The process which led to the production of a Course was less elaborate than that to which the furs were submitted by *Hudson's Bay Co.* but it more nearly approached the facts of that case than those in *Wilson Bros.* or *Davis Cohen*: there was an adapting for sale.

The work done in collecting, sorting, testing and packing could properly be described as manual labour. "It is clearly not an intellectual process in the course of which the use of his hands is merely ancillary" (to quote the President in *Hudson's Bay Co.* v. *Thompson*) and while the work was no doubt less heavy than that of the porters in that case, it was certainly heavier than that of the chocolate packer in *Fuller's Ltd.* v. *Squire* [1901] 2 K.B. 209.

The hereditament was therefore a "workshop" within the 1901 Act and therefore an "industrial hereditament" within section 3 of the 1928 Act.



BUILDING AND QUANTITY SURVEYING

The Conflict Between Capital Cost and Running Costs

The Use of Cost Prediction as a Guide to Planning and Design

By P. A. STONE, MSc(Econ)

TO arrive at a true assessment of the effect of a planning and design decision on the cost of a building, it is necessary to consider both the interactions between one design feature and another, and those between construction and running costs. Considerations of this kind are implicit in all design decisions, but frequently the underlying assumptions and the interactions are overlooked. The reduction of both first and running costs to a single figure provides a basis for studying the effect of the planning and design details and of determining the set which provide the best value for money. This paper provides a description of the use made of the "costs in use" concept at the Building Research Station in studies of the economics of building designs and gives some examples of the character of the results obtained.

"Value for money" is the useful every-day concept by which, implicitly or explicitly, people determine their purchases. Often the concept is applied very roughly, and in the absence of adequate information, but it will generally be agreed that buildings absorb far too great a part of our resources for such crude methods to be acceptable, and a systematic approach is essential. This is particularly true to-day when there is such a large range of building materials and techniques, for while these have greatly increased freedom of design they have, by their very variety, increased the difficulty of finding the optimal solution.

For some years now, quantity surveyors have been active in developing techniques to provide the designer with cost information as a basis for making rational design decisions, and to give a reasonable distribution of expenditure over various parts of the building. Without such cost control the design may be extravagant in some parts and mean in others. But it must be remembered that as much money may be spent on a building after it has been constructed as on

its first costs. For instance, a fairly typical single-storey factory of 100,000 square feet, working a single shift and used for light industry, might cost around £40,000 a year, of which about a half would be for the amortisation of first costs, about a fifth rates and insurance, something over a tenth for each of maintenance and fuel for space heating, and the balance on lighting and service personnel. The running costs, and indeed the costs of operating within the building, can depend to a large extent on the planning and detailed design of the building. It is, therefore, necessary to extend the concept of cost to include both construction and running costs, and to extend the concept of value to the appearance and function of the building over its life. This is not, of course, a new idea. In many aspects of design it is normal to take running costs into account, but usually such costing is only attempted piecemeal, and usually no attempt is made either to consider the combined effect of running costs and first costs, or the way the design of one part of a building affects the combined costs of another part.

My purpose in this paper is to give an account of some of the work that is being done at the Building Research Station in this field. It has involved the development of costing techniques and their application to a number of hypothetical planning and design problems. At this stage of our work the results are regarded as applying only to the particular designs and circumstances of use which have been considered in the examples. While generalisation can be hazardous, we hope that a series of case studies may throw some light on the economics of design solutions and may in the long run lead to the establishment of guides to design economics.

THE CONCEPT OF "COSTS IN USE"

The cost of using a building can be expressed as the sum of the costs of renewing and repairing the fabric and fittings, of heating, lighting and insurance, and of the labour for servicing the building. These costs can be added to the amortised initial cost of the building to give the annual

"costs in use" which can be compared with the values of the amenities created.

The calculation of such costs involves making a number of predictions about factors which at first sight may appear to be essentially unpredictable. But the application of the formal techniques does not create this problem, it merely brings it into the open, and by making the assumptions explicit it becomes possible to see to what extent a change in the assumptions invalidates the conclusions.

Costs must be related to the value of both appearance and function. It is usually more difficult to evaluate these attributes of a building than it is to assess its cost. In the non-commercial situation, appearance and utility are inevitably subjective criteria on which each person places his own assessment. Studies of user requirements at the Building Research Station and elsewhere have provided some indication of what these assessments are likely to be. Whatever a client is prepared to pay for one building as compared with another represents his assessment of the difference in value. In the commercial situation, appearance and utility are not required primarily for themselves but for their contribution to the revenue-earning value of the building, for instance, in attracting custom or labour, or as an aid to efficiency; and some estimates of their money value can, therefore, often be made.

The way the concept of costs and value are related depends largely on the type of client. The cost of a house to an owner-occupier includes the difference between the amount he pays for it, including interest on his own and borrowed money, and the price realised for its eventual sale, rates, taxes and insurance, maintenance, heating and lighting, and perhaps the daily fares for himself and his family. Against this can be set the largely subjective satisfaction with the comfort and amenity the house provides. Similar costs arise for the owner-occupier of a commercial or industrial building. but the value is the worth of the building for housing his business. For the property investment company the value is the rent tenants are prepared to pay. The costs to the man developing for sale are limited to the costs of development, of holding the property for sale and of selling, while the value is the price the property will fetch.

In developing the techniques described here we have looked at the economics of the buildings mainly from the point of view of the owner-occupier of housing, and of commercial and industrial buildings.

COST COMPARISONS AND THE USE OF MODELS

In order to find the most economic design for any building project it is necessary to compare the various design alternatives which meet the given requirements. Inevitably, each design will have a number of direct and indirect implications and the costs of construction, maintenance and servicing are all likely to differ from one design to another, as are the values of appearance, comfort and efficiency which they create.

The pattern of costs and the factors of appearance, comfort and efficiency depend on the design itself and the way the building is to be used, which must be clearly visualised in order to apply the techniques we have developed. Designs must be prepared for each solution in sufficient detail to enable the costs to be assessed. If it is intended to determine the best of a number of solutions for a particular part of a building then the designs must be comparable so that the effect of incidental variants is eliminated and the particular effect can be isolated. For instance, if it is desired to determine the best roof design for a particular building, the basic design is

adjusted for each alternative roof design, and allowance is made for the changes consequent on each different type of roof. Elements of the design not affected by the roof design and hence common to all the designs should be omitted from the comparisons. For instance, where the design of, say, a factory building is based on a steel frame of columns and beams and a non-load bearing cladding, walls and floors and most fittings and equipment should be ignored. Some of the following elements would need to be considered:—

foundations,
columns and beams,
roof trusses and connections,
roof fabric including purlins and rainwater goods,
roof covering,
roof insulation,
gable ends, and
lighting and heating.

Often the last two items can be costed in terms of units of light and heat consumed, depending on the relative importance and way these items enter into the costs.

The drawings must be sufficiently detailed to enable the first and recurring costs to be estimated. Clearly estimates of future costs must be based on predictions about the future which relate in part to the way the building will be used and in part to the economic environment in which it will exist. The main factors(1) of the latter type which must be considered are:—

- 1. life of the building;
- 2. rate of interest;
- 3. life and maintenance of materials and components:
- 4. current and future cost levels: and
- 5. taxation and insurance.

PREDICTION ERRORS

The cost predictions are based on estimates, and it is important to consider the effect on the conclusions of the inevitable errors. For the purposes of cost comparison the accuracy of the actual estimated cost is not of importance in itself, provided that the errors are not so great as to lead to a wrong decision. While the building work can be specified fairly precisely, there may be errors in the estimated costs. The estimation of maintenance costs must be more hazardous. Some measure of the possible variation in the prices of the necessary work can often be obtained by analysing a sample of the prices for similar work. A measure of the variation in costs which can result from the uncertainty of predicting durability can be obtained by working with upper and lower limits. An indication of the effects of possible future cost variations can be obtained by studying the movement of prices in the past in relation to current and future economic conditions. The comparative cost estimates can then be reworked on varying assumptions and the effect can be determined.

SOME DESIGN PROBLEMS

Some of the most interesting design economy problems which we have studied relate to the choice among types of cladding for factory buildings, and it is from this field that I propose to draw my examples. For the purposes of these studies the life of the building was taken as 60 years. This is a convenient period for costing purposes and gives an amortisation factor which is not much affected by lengthening the period taken. If a shorter costing period is required allowance must be made for the resale value. The rate of interest should either be the market rate for money borrowed on the security of buildings, or the average return which the

building owner can get for money invested in other ways in his own business. For our purposes 5 per cent was taken.

In order to obtain the necessary background data, a series of surveys of factory buildings was made to collect running costs and first costs. In the former case it was found impossible to obtain information as detailed as we would have liked, but we were able to find out the levels of expenditure on various types of maintenance, and for heating and lighting.

In parallel schedules of maintenance work were built up on information of good practice and on the results obtained from studies of building materials and components, the level of work being fixed as that necessary to keep the building in a proper state of repair. When these schedules were applied theoretically to buildings covered in the survey, the theoretical costs were found to agree reasonably with the figures of actual expenditure. The unit rates for costing for new construction, and suitably adjusted, for maintenance, were based on the cost data obtained from factories built since the war

Wall Claddings

Cladding materials differ in their appearance, weather protection, weight, thermal and sound insulation, durability, combustibility, fire resistance, structural strength and cost. All of these properties must be considered and included in the overall cost comparison so that the cladding with the best balance of properties can be identified. For instance, when the design of a particular single-storey factory building was examined, it was found that there was little difference in the "costs in use" of wall claddings whether consisting of 11-inch common brickwork, or of built-up cavity walling of asbestos cement sheets and insulated plasterboard, providing that the walling rested on the floor (Table 1). If it needed to be supported, for example, over glazing, the additional cost of a lintol made the 11-inch brickwork wall the more expensive alternative. Plasterboard was found to be more economic than many of the other lining boards, and insulating plasterboard more economic than ordinary plasterboard. Of course, if the building did not need to be heated, unlined asbestos cement sheets would provide a cheaper solution than either a lined lightweight cladding or 11-inch brickwork.

Roof Claddings

There is a wide range of roof claddings, each offering its own advantages, some being suitable for low pitches only, and some only for steep pitches. In fact, the choice of claddings has been determined, particularly in this country, largely by appearance, the less aesthetically appealing and usually cheaper roofs being confined to concealed roofs and

TABLE 1 COMPARISON OF PREDICTED ANNUAL "COSTS IN USE" OF VARIOUS TYPES OF WALLS

GENERAL SPECIFICATION

Steel frame single-storey building: column grid 331 feet by 40 feet constructed to receive a lightweight roof: glazing 4 feet high in 200-foot long walls from a height of 3 feet : plan area of factory 20,000 square feet.

							OF WALL CLAD											
						(1) Co	rrugated a	(2) asbestos cement s	sheets	(3)	11-	(4) inch cavity		(5) cavity brickwork corrugated				
Building element		ding element		ling element		Building element			No internal lining		Internal lining of i-inch plasterboard		Internal lining of 1-inch insulated plesterboard		brickwork		asbestos cement sheets and insulated plasterboard above glazing	
				£	Initial	Maintenance cost	Initial cost	Maintenance cost	Initial cost	Maintenance cost	Initial cost	Maintenance cost	Initial	Maintenance cost				
Foundations	***	648	***	***	11	-	11	_	11	-	29	-	29	-				
External cladd		0 0 0	***	***	26	7	26	7	26	7	102		66	4				
External cladd			***	***	39		39	-	39		-	-		-				
External cladd			protecti	on	1	3	neg	-	neg		-	-	neg					
Structure prote			***	4111	1	3	neg	2	neg	2	neg	2	neg	2				
Internal claddi		port	***	11.0			4		4	_	NAME .	-	2	-				
Internal claddi		***	***	***	-		13	1	14	1		40	6	neg				
Internal finish		***		***	-		7	19	7	19	7	19	7	19				
Lintol	***	***	131	***	-	-	Most		-	-	30	1900	ATTEN!	-				
Sub-total					78	13	100	29	101	29	168	22	129	25				
Heating		***				91 431	129 222		130 139		190 112		154 123					
TOTAL			191			522		351	269		302		277					
Extra over c	ommo	n bri	ckwork	for		-		-				44		30				

TS: Heating based on calculated heat loss through fabric at 2s. per therm inclusive of initial costs and maintenance, for 55,000 degree hours. Initial cost. Annual "cost in use" based on 60-year life of factory; interest rate 5 per cent. Maintenance cost including decoration of walls. All common elements have been omitted.

roofs of factories and stores. However, even among the cheaper group there is still a large choice of constructions and considerable variability in "costs in use." For buildings with space heating, the thermal insulation value of the roof cladding is usually of considerable importance. Up to a point it pays to improve the thermal insulation value of the roof, especially with pitched roofs which, as compared with flat roofs, carry the burden of additional exposed area. A detailed "costs in use" analysis will often indicate design improvements in the design alternatives themselves as well as providing a cost comparison between them. For instance in the case of a certain lightweight pitched factory roof for which a good thermal insulation value was important, it was found that a lined ashestos cement sheeted roof compared somewhat unfavourably with a lined boarded roof. (Table 2). An examination of the "costs in use" of the elements indicated that the extra cost lav in the cost of the steel purlins and in the channelling that supported the plasterboard lining. (Table 2.) This cost disadvantage was eliminated by substituting timber purlins for the steel ones originally specified in the design of the lined asbestos cement sheeted roof; the timber purlins were cheaper in themselves. and made it possible to eliminate the channelling.

TABLE 2

COMPARISON OF PREDICTED ANNUAL "COSTS IN USE" OF ALTERNATIVE TYPES OF EQUAL PITCHED ROOFS

GENERAL SPECIFICATION :

Steel frame single-storey building: column grid 33½ feet by 40 feet constructed to receive lightweight roof. All roofs are unglazed. Plan area 20,000 square feet.

Building element		Type of pitched roof						
		a	(1) rrugated sbestos ent sheets	(2) I-inch boarded roof covered with roofing felt				
		Initial cost	Maintenance cost	£ Initial cost	Maintenance cost			
Finish and covering		93	25	95	25			
Cover support Additional insulation	to	81	-	142	-			
standard " U " value		20	-	4	200			
Lining including support		137	2	38	2			
Sub-Total		331	27	279	27			
			358		306			
Heating			297		309			
Yotal			655	615				

North !

Heating based on calculated heat loss through roof at 2s. per therm inclusive of initial costs and maintenance for 55,000 degree hours.

Initial costs. Annual "cost in use" based on 60-year life of factory; interest rate 5 per cent.

Maintenance cost including decoration of fabric.

All common elements in the roof structure have been omitted.

SOME PLANNING PROBLEMS

In considering the economics of factory buildings we also considered planning problems under the following headings:—

- 1. financial considerations;
- 2. choice of site;
- 3. size and shape of building;
- 4. number of storeys;

- 5. flexibility of building :
- 6. heating of building;
- 7. fire protection of building; and
- 8. the choice between natural and artificial lighting.

In each case the problem was to frame the planning choices in a way in which the alternatives could be quantified. For our purposes we devised a series of model factory buildings, which, while hypothetical, broadly accorded with typical factory buildings in this country. Various planning solutions were then devised and applied to these models to enable us to explore the effect of such planning solutions on the "costs in use" of the building. There is not space in this paper to discuss, even briefly, more than a few of the problems listed above.

Choice of Site

The costs of the site can be considered as the sum of the "costs in use" of all the factors affected by the site. For instance, the quality of the land itself, depending on its load-bearing capacity, slope and drainage, can be evaluated through the costs of foundations, site preparation and site works. The price of the site will reflect the market's valuation in respect of its potential uses but this provides only a rough measure of its value to the individual. Because central sites tend to be small and expensive it is often both necessary and economic to build high; the effect of this on both first and running costs needs to be assessed. Some assessment is also necessary of the effect of differences of exposure, obstruction and atmosphere on the "costs in use" of different sites. These factors will be reflected in the costs for heating, lighting and operating within the building, and perhaps maintenance. Location is likely to have an important effect on the costs of the activity carried on within the building through the supply of labour, materials and services, and the transport of the product to the market. Public utilities may levy special charges for bringing a supply to a remote site; hauls of materials and finished goods may have to be made over longer distances, although they may be cheaper per ton-mile than in the case of central sites because of the absence of traffic congestion. Staff, particularly nonindustrial, may not demand such high salaries when the place of employment is close to their homes and long journeys. to the centre of the city can be avoided, but if the area is remote, canteens and transport for the staff may have to be provided by the management. As will be seen, the extra development costs of a central site can be set against the additional transport and travelling costs. The following example indicates the sort of comparable annual "costs in use" which one might obtain for two factory sites, site A being a central site and site B a peripheral one :-

						Site A	Site B
						ε	£
Land and founda	5,000	2,500					
Fuel for space he	ating	***				4,000	4,500
Fuel for lighting,	1,500	1,200					
Cleaning and ma	4,500	4,000					
Rates and insura:	8,500	8,000					
Sub-Total			***			23,500	20,200
Transport costs				***		2,000	4,000
Total						£25,500	£24,200

It will be seen that in this example the transport costs more or less offset the advantages of site B in the costs of land and

foundations. In some cases a heavy capital outlay will be more than offset in savings in running costs and in other cases it will not be worthwhile to spend extra capital to reduce the running costs. The businessman usually obtains more tax relief in respect of running costs than equivalent first costs and hence to him savings in running costs are less important than to the community.

Shape

The shape of a building depends on the way it is to be used and on the site. In factory buildings, the shape most suitable depends mainly on the amount of co-ordination of processes, and on the size and weight of the machines and the product. In schools, dwellings, and to a lesser extent, offices, shape depends more on lighting. Where nearly every room requires to be lit adequately by natural light the building cannot be very deep; an increase in depth creates a need for taller windows and hence often greater room height. But physical requirements are not absolute: usually such requirements will be relaxed if they cost too much. Clearly, the break-even point cannot be found from a consideration of construction costs alone. While deeper rooms reduce the perimeter enclosing the floor area and hence construction, maintenance and heating costs, these savings will be offset by greater lighting costs, or if loftjer rooms are used, these will again increase construction, maintenance and heating costs. Construction, maintenance and heating costs tend to be lower in square buildings than in most other shapes of building. But for very small buildings, the influence of lighting may set a maximum depth. Sometimes it may be worthwhile to under-utilise the area of an awkwardly

A 120 -SUM TE O TO O £110 AREA \$100P HE. £ 80 8 64. 9 000 \$ 60 PER O CONSTRUCTION OF ENDIETORS " 32U Z ANNUAL COSTS MEATING LIGHTING PREDICTED MAINTENANCE OF ENVELOPE 1:5 1:4 1:6 PLAN RATIO OF FACTORY

shaped site in order to obtain a more regularly shaped building.

The results of one of the studies mentioned earlier indicated that for a large factory building, shape, providing it is regular, may not be very important (Figure 1) but again the design and use, and the predicted future price movements, must be considered in reaching conclusions about actual buildings. It will be seen (Figure 1) that as would be expected construction costs, maintenance and heating costs, all rise as the plan ratio (length to breadth) increases and the area of wall enclosing the floor space rises. In a building of this size the value of the lighting through side windows has little effect on total lighting costs.

Number of Storeys

In designing the model for the study of the effect of the number of storeys we have taken account of the profound effect which size and cost of site have on the optimum number of storeys. A building with many storeys may be preferred in order to obtain a large floor area on a particular site, to obtain better daylight, or to provide a better composition of buildings. The effect of the number of storeys on the costs depends on the nature and construction of the building. Where the nature of the structure is not affected by there being an extra storey, construction costs may fall per unit area, depending on the relationship between the costs of walls, floors and roof. As is well known, houses are usually cheaper than bungalows. Beyond a certain number of storeys the form of construction changes and costs usually rise. Foundation costs tend to fall as the number of storeys increases providing their form is not changed. Moreover, means of vertical circulation, such as staircases and lifts, tend to be expensive, and further push-up costs with increases in the number of storeys. Maintenance costs tend to follow a simple pattern. On the other hand, heating costs up to a point tend to fall with increases in the number of storeys as the roof area is reduced; the heating costs depend largely on the balance between the area of walls and roof. Both the structure and the circulation tend to occupy more space as the number of storeys increases; the net floor area relative to the gross area therefore declines, and this, of course, accentuates increases in cost per unit of net floor area. Some idea of the effect of these influences for a large model factory building is indicated (Figure 2). In this case the cost of the envelope first falls and then rises again. The cost for the single storey building would, of course, have been lower had a lightweight structure been used. The final shape of the combined cost curve depends very much on the foundations used and on the lifts; both these factors are likely to vary from case to case. The cost per unit of net (usable) floor area rises with height, of course, more rapidly

FIG. 1.—PLAN RATIO AND "COSTS IN USE"

Notes :

- Excluding installation costs of heating and lighting equipment. Assuming 60 years life, interest rate 5 per cent.
 Heat lost through fabric at 2s, per therm inclusive of fuel, attendance, initial and maintenance costs for 55,900 deg. hours.
 Artificial lighting, initial, maintenance and running costs for 20 lumens per square foot, electricity at 14d, per unit.
 Maintenance of envelope including decoration, but excluding heating and lighting equipment.

Specification:

Specification:

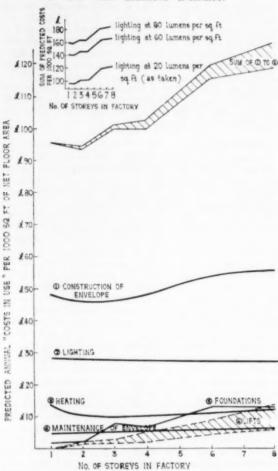
Suesi frame single-storey building, standard column grid 33½ feet by 40 feet, plan area 80,000 square feet, equal pitch roof spanning 33½ feet, glazing equivalent to 15 per cent of floor area, remainder in corrugated asbeston cement sheeting lined with j-inch glass wool and plasterboard. Walls of corrugated asbeston sement sheets and plasterboard over 4 feet high, continuous glazing, remainder of wall in 11-inch brickwork, doors in end walls. Pad foundations, R.C. floor.

Nett area after deduction of columns and walls.

Point calculated using correct bay sizes.

Intermediate points calculated using approximate bay sizes.

FIG 2A.—NUMBER OF STOREYS, "COSTS IN USE" AND LIGHTING INTENSITY.



than total cost, since net floor area falls as the number of storevs increases.

Lighting

Lighting is one of the most interesting of the planning problems and one on which many decisions are necessary, for instance, the minimum level, the part to be played by natural lighting, the relative importance of individual as compared with general lighting and decisions about a number of factors affecting quality. I shall limit myself here to two of the aspects of lighting studied-wall and roof glazing in

FIG. 3.—WALL GLAZING AND "COSTS IN USE"

Notes:

Construction, maintenance and heating cost for walls less cost of lighting saved using glazing of height indicated in side walls. Heating and lighting are for number of shifts indicated and a 5-day week.

Construction and maintenance cost of the walls assuming a 60-year life,

interest rate 5 per cent. The heating cost is the cost of heat lost through the walls at 2s, per therm inclusive of fuel, attendance, initial and maintenance costs. The lighting cost is for electricity at $1 \frac{1}{3}d$, per unit and fluorescent tube replacement every 5,000 hours of use.

Specification:
Steel frame single-storey building 200 feet by 100 feet by 14 feet 6 inches high, column grid 33½ feet by 40 feet constructed to receive light-weight unglazed roof.
Walls of corrugated asbestos cement sheets and plasterboard over 4 feet high continuous garing, remainder of walls in 11-inch brickwork, door in end walls. Pad foundations.

Notes .

(1) Excluding installation cost of heating and lighting equipment and

(1) Excluding installation cost of heating and number of conditions.
(2) Heat lost through fabric at 2s. per therm inclusive of fuel, attendance, initial and maintenance costs for \$5,000 degree hours.
(3) Artificial lighting, initial, maintenance and running costs for 20 lumens per square foot, electricity at \$1d\$, per unit.
(4) Maintenance of entrelope including decoration, but excluding heating and lighting equipment.
(5) Initial cost of foundations.
(6) Probable range of initial and maintenance cost of the lifts.

Specification:

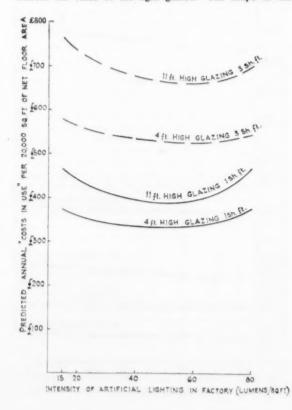
R.C. frame structure, standard column grid 33½ feet by 20 feet, plan ratio 1: 2. Common gross floor area to all factories of 160,000 square feet, each storey 14 feet 6 inches high. Asphalt on underlay of sheathing felt on flat unglaxed R.C. roof. Walls of 11-inch cavity brickwork, continuous glazing 4 feet high to each storey in side walls. Doors in end walls of ground floor.

Foundations—pad, raft or pile, depending on the number of storeys.

◆ Fig. 2.—Number of Storeys and "Costs in Use"

factory buildings. A "costs in use" approach is most important for lighting since the relative importance of first and running costs changes from case to case. The "costs in use" of glazing can be considered as the combined equivalent first and running costs of the glazing and of the heating that escapes through it, less the costs of the artificial lighting saved as a result of the natural lighting which the glazing admits.

Figure 3 indicates the annual "costs in use" of the walls of a certain model factory under varying conditions of use and of lighting requirements. As would be expected the more degree hours of heat required, the higher the cost of the walls. The costs are higher when more side glazing is provided because in this example the value of the heat lost exceeds the value of the light gained. The shape of the



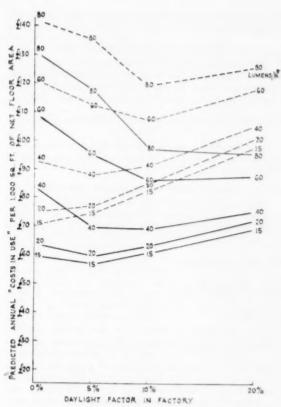


FIG. 4.—ROOF GLAZING AND "COSTS IN USE"

curves depends very largely on the positioning of the lights and on the way they are controlled.

Figure 4 indicates the annual "costs in use" of the roof of the same factory under varying heating conditions, levels of lighting and area glazed. The proportion of glazing giving the minimum "costs in use" tends to rise as the level

---(1) Construction, maintenance, heating and lighting costs for roof only with a temperature difference of 20 deg, between interior and exterior surfaces of the cladding.

(2) Construction, maintenance, heating and lighting costs for roof only with a temperature difference of 10 deg.

Construction and maintenance costs of the roof assuming a 60-year life, interest rate 5 per cent.

The heating cost is the cost of heat lost through the roof at 2s. per therm inclusive of fuel, attendance, initial and maintenance costs for

The lighting cost is the cost of artificial lighting, initial, maintenance and running costs for the intensity of lighting shown and one shift per day. Electricity at 1 [d. per unit.

sticel frame single-storey building 200 feet by 100 feet by 14 feet 6 inches high, umn grid 334 feet by 40 feet. Lightweight flat roof, steel trusses spanning feet. Covering of three layer felt with granite chips, on boarded roof.

of illumination rises, but rises more slowly the greater the level of heating required. This is because the curves are in this case dominated by the difference in value of the heat flowing out and the light flowing in. The effect of solar gain has been ignored: in some cases this might increase the value of a high level of glazing even more.

CONCLUSIONS

The purpose of this paper has been to describe the uses made of the "costs in use" prediction technique in an examination of the economic effect of planning and design decisions, in which all the facets of appearance, function and cost were considered. It has been necessary to consider the effect on costs of both the interactions between one building component and others, and between construction and running costs. While the use of a formal technique and the inclusion of running costs may appear to increase the difficulty and uncertainty of cost planning, in reality it only exposes difficulties and uncertainties already present.

ACKNOWLEDGEMENT

This paper, which is Crown Copyright Reserved, forms part of the programme of research of the Building Research Station and appears by permission of the Director of Building Research.

REFERENCE

" (1) A full discussion of the nature of these factors is given in "The Economics of Building Designs "-P. A. Stone-Journal of the Royal Statistical Society, Series A. Volume 123, Pt. 3, 1960.

The above paper was presented at the quantity surveyors general meeting held in April

Quantity Surveyors Committee

Extracts from the Minutes for 19th April, 1961

Mr. Rex Procter

The Committee recorded their deep regret at the death of Mr. Rex Procter and his wife in a car accident in South Wales on 22nd March, 1961.

Fees: Revised Scale No. 36

The Council have approved the Revised Scale No. 36 which is to be effective from 1st July, 1961. Copies will be sent with an explanatory memorandum to chartered quantity surveyors in England and Wales. Other members may obtain a copy of the Scale and memorandum on request.

The Committee are taking active steps to ensure the widest possible recognition and adoption of the Revised Scale.

Cost Research Panel: Questionnaire

A further random sample of about 120 firms is to be invited to reply to the questionnaire on cost information needs.

Quantity Surveyors General Meeting

The subject of the quantity surveyors general meeting to be held on 18th October, 1961, is to be "computers."

Daywork Agreement: Heating, Ventilating and Domestic Engineering

The Committee agreed that on the 1960-61 Daywork Agreement, in paragraph (b) (i), note B should be amended by the deletion of 44 and the substitution of 42.

J.O.O.S. Residential Course

The J.O.Q.S. course was attended by over 60 members and was very successful.

Annual Report of Quantity Surveyors Committee 1960-1961

The Annual Report of the Quantity Surveyors Committee was approved for submission to the Council and inclusion in the Annual Report of the Council.

Sandwich Courses

The Committee received and approved a report by the Working Party on Sandwich Courses. While recommendations for the introduction of these courses were approved in principal, the matter was remitted for further study by the Education and General Purposes Sub-Committee.

Careers Exhibitions

The Committee thanked the J.O.Q.S. Committee for their report and outline display panel for use in careers exhibitions demonstrating the work of the quantity surveyor. The matter is to be studied further by the Education and General

Purposes Sub-Committee in consultation with the J.O.Q.S. Committee.

Officers' Conference: November 1960

The Committee approved for circulation to the Quantity Surveyors Sections of the Branches the Aide-Memoire of the informal conference between their Officers and those of the Quantity Surveyors Sections on 15th November, 1960.

Fédération Nationale de Métreurs/Verificateurs Patentés de France

The Committee asked Mr. William James to convey their greetings to the Annual Congress of the Federation at Marseilles in May, 1961.

Chapter of South African Quantity Surveyors

The Committee warmly endorsed the hope that the good relations existing between the Institution and the Chapter would be maintained in future and agreed so to advise the Council.

Cost Research Panel

Cost Planning Courses

The last of a series of courses on cost planning, which started in November, 1959, was held during April, 1961, in the Carpenter's Hall. The courses were organised by the L.C.C. Brixton School of Building and were sponsored by the Institution's Quantity Surveyors Committee and Cost Research Panel. Over 150 members attended the courses. The topics discussed and the support given the courses illustrate the progress of the profession in developing cost planning. The first course, in November, 1959, spent much of its time discussing the need for cost planning. By the time the last course was held it was very noticeable that the atmosphere had radically altered; the members fully accepted, without any need for justification that assisting the architect with cost planning is an essential part of the quantity surveyor's function. They were eager to learn how the different methods of cost planning were working out in practice. In the discussion periods members described their own experiences of cost planning and the problems they had met. This contact with members developing their own techniques is valuable to the Panel as it will enable them to follow up and keep in touch with methods being developed by individual members. The content of the courses also changed. The earlier courses were essentially the introduction and description of techniques. The later courses developed the techniques and included wider examination of costing problems not yet integrated into existing cost planning methods.

The final course started with a description by Mr. J. O. Stevens and Mr. W. S. Frost (Ministry of Works) of architectural procedures and their cost information needs. The problems of collecting and handling information were next examined by Mr. C. A. Wales (Ministry of Works). This introduction was followed by two papers which looked at cost problems not fully dealt with by existing cost planning techniques. Mr. P. A. Stone (Building Research Station) described the economic equation of building and how design decisions affect subsequent running and maintenance costs. He particularly examined the factors bearing upon the

evaluation of present decisions in the light of their affect on future costs. D. W. Nunn and A. A. Bellamy (Ministry of Housing) underlined the importance of giving the architect cost advice whilst he is formulating his first ideas of site development. The need and scope for this are greatest with municipal housing. The paper described how, when given an indication of the order of costs involved, the architect can choose a combination of high and low blocks which provides an economic solution and suits the special requirements of the site.

Cost planning techniques were introduced by a statement of principles in a paper compiled by Mr. R. F. Lane (School of Building) and Mr. F. M. Lee (Cost Research Panel). This touched on the historical setting of cost planning and looked at the costing methods used in industry generally, comparing and contrasting them with cost planning systems developed by the profession.

In each course, the task of describing their cost planning methods fell to Mr. C. M. Nott (Herts County Council) and Mr. P. W. Grafton (private practice). Although they used the same examples throughout the courses, they were able, as the series progressed to take members more deeply into the process of cost planning and into its wider implications. To Mr. Nott, cost planning is not a separate exercise imposed upon normal quantity surveying procedures, but is an essential part and the integrating feature of a logical system which provides the best information to both the architect and the contractor.

Mr. Grafton described an analytical process designed to suit the variety of approach by architects in private practice. Potentially this system, which sets out the consequences of various design choices, is capable of incorporating questions of cost in use. It also reflects the basic approach required to solve the problem of cost advice during the earliest design stages.

With the conclusion of this series, cost planning is being incorporated into the normal curricula of professional courses in surveying. The School of Building is planning a series of

evening lectures. The College of Estate Management is preparing a postal course covering the broad field of building economics and cost planning.

The papers given at the series of courses have been edited and are published in an omnibus report. Copies may be ordered from the Institution price 12s. 6d. to members and students and 20s. to non-members.

BINDERS FOR PAPERS

The Cost Research Panel hope to produce special looseleaf binders for reprints of their papers at a cost of between 4s. and 5s. each. Members who would like a binder for reprints of the Panel's papers should place an order with the Secretary.

College of Estate Management

LECTURES ON CIVIL ENGINEERING STANDARD METHOD OF MEASUREMENT

The College of Estate Management is arranging a course of lectures during 1961 at the College, St. Alban's Grove, Kensington, London, W.8, on the subject of the Civil Engineering Standard Method of Measurement and the General Conditions of Contract for Civil Engineering Work.

The course will comprise a series of six lectures, to be given on Wednesdays, at 5.30 p.m., beginning on 4th October, 1961. The lectures will be given by Mr. G. C. Donelly (PA) and Mr. Martin Silverstone (PA).

Whilst the lectures are intended primarily for quantity

surveyors, civil engineers will be welcome, and those interested in attending the series are invited to send their names and addresses to the Secretary of the College as soon as possible.

POST-QUALIFICATION POSTAL COURSE IN COST PLANNING

The College is preparing a post-qualification course in Cost Planning which should be ready in the autumn. Further information will be available in July and August, and those interested are invited to write to the Registrar, Mr. G. L. Burke, Mc, Msc, FAI, AMTPI (F), College of Estate Management, St. Alban's Grove, Kensington, London, W.8.

Building Research Station Digests

Digest No. 9. (New series) Dry-lined interiors to dwellings,

The use of plasterboard and similar sheet materials to form a dry lining to dwellings is becoming increasingly popular because it simplifies the work of the finishing trades and leads to earlier completion. Moreover, the architect can select a permanent decoration in the knowledge that shrinkage cracks will not occur, and painting or wallpapering can commence a few hours after the completion of the work. If full advantage is to be gained, however, the implications of using dry linings should be taken into account during the design stage, and again on the site in planning the sequence and tempo of the work.

With the increasing use of dry linings, several different methods of fixing plasterboard have been developed, each offering certain advantages, and it is for the user to make his choice. The methods reviewed in this Digest should enable the walls of houses to be lined at costs generally comparable with that of two-coat plasterwork.

The Digest also discusses the general principles that should be observed when dry linings are employed, and the advantages that can be gained.

Digest No. 10 (Second Series) Lifting Equipment for Cranes.

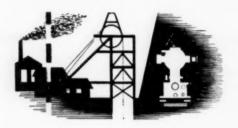
This Digest is intended to supplement Digest 129, which described the types of crane available for building operations and showed how their use bears on building design and layout. A crane is an expensive item of equipment, and it is necessary to ensure that it is used efficiently. In buying a crane, characteristics such as capacity, reach, height of lift and speed are usually carefully considered; but it is important also to select ancillary equipment—skips, slings, containers, grabs and the like—suitable for the variety of loads to be handled. The present Digest is concerned with these items.

B.S.I.: DISCOUNT FOR STUDENTS

Arrangements have now been made with the British Standards Institution whereby students and probationers of the RICS Institution may obtain 33½ per cent educational discount off British Standards Institution publications if they present the current annual subscription receipt as a "certificate."

DIRECTIONS TO MEMBERS ON ADVERTISING AND OTHER PUBLIC ANNOUNCEMENTS

The attention of chartered quantity surveyors is drawn to the note, on the cover of the May, 1961, issue of the Directions to Members, to the effect that they do not apply to quantity surveyors. Directions to members qualified as quantity surveyors are now being prepared and will be issued as soon as possible.



LAND SURVEYING AND MINING SURVEYING

Unorthodox Hydrography at Kariba

By Lt.-COMDR. R. T. BAILEY

Kariba—the dam—has been much in the news. With the dam completed, and the impounded waters of the Zambezi turning the hydro-electric turbines, attention is being focused on the lake and its prospects of navigation.

THE lake is 175 miles long and 19 miles wide, and covers 2,000 square miles when full. It will be the largest manmade lake in the world. The 416-feet-high dam is 300 miles below the Victoria Falls. The bottom generally will be irregular, with a depth of about 280 feet near the dam, and the coastline will be intricate and indented. The flooding of this large tract of land, though sparsely populated, necessitated the resettlement of 50,000 primitive river dwellers, though this feat was given less publicity than the animal-rescue operations.

The lake offers exciting prospects of a tourist industry, fishing, sailing, and perhaps of commerce. To deal with the development of these aspects the Kariba Lake Coordinating Committee was formed, being a body with representatives of the Federal, Northern Rhodesia and Southern Rhodesia Governments.

Exactly what craft there will be on the lake is uncertain. Already there are a few yachts and motor launches. There will be fishing boats, yachts and pleasure craft. Cargo vessels may follow. There is provision for a dockyard and slipway where vessels larger than the limiting dimensions imposed by road transport can be assembled and launched.

If there are to be ships, or even launches, they will require charts. A proposal that charts should be compiled from existing landmaps was accepted, and the author carried out this possibly unique task of dry-land hydrography.

The material on which the charts were based was a series of 1/25,000 maps covering the whole lake area, made by the Air Survey Company in 1952. The contour interval was 25 feet. Inaccuracies far in excess of those permissible in a properly sounded hydrographic survey were inevitable. They would occur not only in the interpolation of soundings between contours, but in the permitted error of the contours themselves, which was half the contour interval, or \pm 25 feet. A further source of error was revealed when precise levelling was carried out right round the lake area, with connecting lines across the valley, and this showed a discrepancy of about five feet in the bench marks at the south-western end of the lake.

Soundings interpolated between contours were based on the assumption that the gradient was even. If it was not so, then an error amounting almost to the contour interval was possible, which might be increased or decreased by the permitted contour error of \pm 12.5 feet. On steep slopes, with closely spaced contours, the error would be immaterial, but over flat country, with contours far apart, the error would be considerable.

The charts were planned to cover the lake with five overlapping sheets on a scale of 1/75,000. A general sheet on a scale of 1/250,000 shows the whole lake, and certain harbour sites and approaches are covered by 1/25,000 plans,

The top operating level of the lake is designed to be 1,590 feet above MSL Beira. During the dry season there is likely to be a draw-down of 15 feet, and a succession of unusually dry seasons might result in a draw-down of 30 feet. Thus 1,560 feet above MSL, being the probable lowest lake level, was selected as chart datum. A possible increase of 10 feet above top operating level was not taken into consideration for the charts, though it had to be reckoned on in the engineering designs for harbour works and shore installations.

Both soundings and heights were referred to chart datum, and the high-water line at 1,590 was not regarded in the same way as mean high-water springs on a marine chart. Negative soundings were shown in the conventional form, or in the case of small drying features, as a height. This gives rise to the anomaly that features shown with a height of, say, 10 or 20 feet will in fact become submerged during much of the year.

Being at 25-foot intervals, the contours on the maps in the vicinity of the coastline were at 1,550, 1,575 and 1,600. Low-water level at 1,560 and high water at 1,590 had to be interpolated by eye, and in places where the contours are widely spaced a considerable lateral displacement of the coastline is possible. The low-water and high-water lines were indicated by a thick firm line and a thin firm line respectively, pecked where doubtful. A blue wash below the low-water

Views of Kariba



TOP LEFT.—Aerial view of the dam in course of construction, showing impounded waters of the Zambezi, Kariba township on the south side and the new lake forming in the distance.



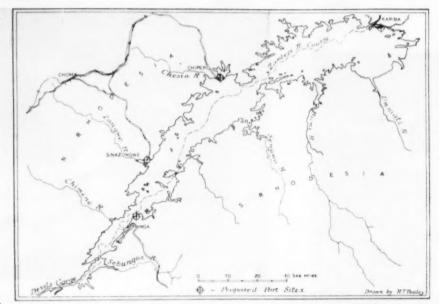
ABOVE.— Kariba dam in course of construction, as viewed from the south bank in February, 1959.



CENTRE.—View of the Zambezi valley from the Native Commissioner's house at Binga. The light area in the middle has been cleared of bush.



BOTTOM RIGHT.—A view of the Zambezi from the air, showing the tree-covered nature of the bottom of the new lake in areas where bush has not been cleared.



General map of Lake Kariba as it will be when full.

line, and a green wash above the high-water line left the area of drying soundings inbetween conspicuous.

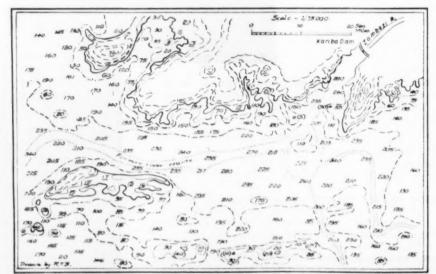
Isolations were a matter of intelligent guesswork. An isolation of, say, 1,550 feet (10-foot sounding) might rise almost to 1,575 (15-foot negative sounding) or on the other hand might flatten off at 1,555. Such isolations were generally shown as drying, their indicated height above datum depending on the size of the isolation and on the spacing on the contours surrounding it. It is possible that certain features shown on the charts as islands may not in fact exist as islands at any lake level.

The method of compiling the charts was as follows:

The coastline (1,560) and the high-water line were drawn direct on to the 1/25,000 sheets. The water area was then

filled with soundings from a careful scrutiny of the contours, spaced according to the intricacies of the ground and the depth of water. Soundings, in feet and not in fathoms, were generally shown to an even 5 feet. Underwater contours, indicated by fathom symbols, were drawn at depths of 10 feet, 50 feet, 100 feet and 200 feet. With a view to reduction to 1/3rd scale, drawing was done free-hand with a No. 3 UNO pen, and each sheet, covering 15 minutes of latitude and longitude, was photo-reduced, background detail being eliminated as far as possible. The transparent photopositives were then waxed onto a sheet of astrafoil on which the graduation had been drawn. With compass roses stuck on, and title and other details added, the compilation drawings were complete.

For the 1/250,000 sheet a similar process was applied to



Portion of chart of Lake Kariba in vicinity of the dam.

each of the 1/75,000 sheets. The coastline and underwater contours were drawn—simplified where too intricate for reduction—and selected soundings traced. Reduced photopositives were then waxed onto a graduated transparent sheet as for the others.

The whole task took $3\frac{1}{2}$ months. A hydrographic survey of Lake Kariba would have taken 10 years or more, and in any case could not have been carried out until the lake was full, which will not be until 1962 at the earliest. Sounding of certain areas will have to be carried out in the future, depending on the trend of shipping development and navigational requirements. At least the charts show the areas of deep water which may safely be left without further survey, and they have already been useful for planning requirements.

The charts were produced under the supervision of the Director of the Federal Department of Trigonometrical and Topographical Survey, and will be published by that department.

The whole of the Zambezi valley is tree-covered except for the old cultivations. Much of it is characteristic mopani bush, with trees generally between 25 and 40 feet, but there are larger trees such as the elephantine baobab, and it is inevitable that sooner or later some craft will find itself perched in the upper branches of one of these submerged trees.

If fishing was to be developed—and an estimate puts the yield at 10,000 tons a year—it was necessary to clear vast areas of bush down to ground level to leave the bottom free of snags for fishermen's nets. Before inundation 375 square miles of bush will have been cleared in selected areas, generally from the high-water line to 50 feet below chart datum. No economic method of using the timber could be found, and the felled trees were bulldozed into rows and burnt. These areas had, of course, to be shown on the charts, which bear a rather unusual caution:

Soundings, interpolated from contours, may be in error by \pm 10 feet. Trees and boulders are likely to exist in uncleared areas, and vessels should avoid navigating in shoal water except in cleared areas.

The charts are weak in three matters other than those referred to:

- 1. Features for use in navigation are few and far between, and navigation will have to be very much by eye.
- 2. The charts will not form a stable basis for further sounding, as they include very few identifiable and securely plotted points. Future hydrographic work will have to start with a local triangulation. As for the laying of buoys, whereas it is quite easy to indicate positions on the charts where they would be desirable, the task of actually laying them in those positions would be quite another matter. For marking the limits of areas cleared of bush it is proposed to lay marker buoys on the ground before inundation, and indeed this is the only way of doing it accurately.
- 3. The charts are almost entirely lacking in names. Many new marine features are in the process of being formed—bays, straits, narrows, channels, shoals and points—for which names will have to be invented. This

is one of the rare legitimate opportunities for commemorating individuals, though if every feature were given a mere surname, romantic places would be endowed with a civil-service prosiness.

The search for harbour sites was another matter in which the author found himself engaged in unorthodox hydrography —in the bush and amongst the mealies with a level and stave instead of sounding in a boat.

The services of Sir Alexander Gibb and Partners (Africa). Consulting Civil Engineers, had been engaged to investigate the whole problem of harbours, to recommend sites, and to draw up detailed plans of port installations. Four harbours were envisaged: at Kariba itself, at Sinazongwe and Chipepo on the Northern Rhodesian shore, and at Binga, far up the lake on the Southern Rhodesian shore. The basic requirements of sites were (a) shelter, especially from the northeast and east, from which quarter the prevailing wind is expected, (b) deep-water approaches, (c) a reasonably shallow area for use as an anchorage, and (d) ground rising at a suitable gradient and high enough for jetties or hards and the shore installations. Likely-looking places were selected from a close scrutiny of the land maps, but reconnaissance in the field-sometimes carried out in country heavily populated with elephant-ruled many of these out on account of the nature of the ground or of some other feature which was not apparent on the maps.

It must be admitted that too much reliance was placed at first on the 1/25,000 maps, which were in any case on too small a scale for basing designs on. This was especially the case at Chipepo, where an island site seemed to offer advantages, but which would require a causeway apparently about half a mile long and not more than 20 feet high to connect with the mainland. A survey on the ground based on a nearby precise bench mark revealed that heights as shown on the map were as much as 20 feet too high, and that the causeway would have to be a mile long and over 40 feet high in places. This ruled out that site on the grounds of expense, and some rapid revision of plans was necessary.

The very large predicted range of lake level (40 feet) made for unusual problems in the design of port installations. Clearly a normal type of jetty would be impracticable; it would be alternately high and dry or submerged at low and high lake levels. The installations are likely to be in the form of a sloping hard or jetty with a gradient of not more than 1 in 10. Even these will have to be some 500 feet in length, though only about 60 feet will be available for vessels to secure alongside at any one lake level. There are to be facilities for passenger landings and cargo handling, and for local fishing craft. The jetties and hards will be constructed dry, and will await the rising waters of the lake to bring them into service, which is unlikely to be before 1964.

We are indebted to the "International Hydrographic Review" for permission to reprint this article,

1960 FIELD SURVEY PRIZE

The 1960 Field Survey Prize was won by Mr. A. S. MacDonald, of the Directorate of Overseas Surveys, for his paper on "The Application of Electronic Aids to Field Surveying."



PARLIAMENTARY AND GENERAL

Legal Notes

By H. F. BIDDER (Associate)

Shooting of Marauding Dogs

LORD GODDARD, C.J., said, in a case decided in 1951, "There is no branch of the common law which requires more urgent amendment than the law relating to animals. There is the old law that one cannot have trespass by the act of a dog; but it has been laid down in recent cases that a person can protect his property from a dog." As far as the shooter is concerned the law on the subject is still founded on trespass—the unlawful disturbance of the owner's possession of a dog by shooting it.

A hundred years ago, an attempt was made, in section 41 of the Malicious Damage Act, 1861, to clarify the position, not for the benefit of the person protecting his property, but for the benefit of the dog. Penalties were imposed on anyone who should "unlawfully and maliciously" kill or wound any dog or other domestic animal capable of being owned, and it was made a criminal offence. But since the act must be done "unlawfully and maliciously," thrown back on the common law; and any unlawful act done wilfully is "malicious" In this connection, dogs are treated by the common law differently from cats. Both must be allowed to roam, or they could not be kept at all. A dog is not regarded as having a natural propensity to injure other animals; though if it has, and the owner knows it, he must keep it at home or be liable for the consequences. But a cat may be expected to kill birds and poultry, so its owner is not liable if it does so-a strangely privileged

The privilege of a dog was weakened by the Dogs Act, 1906, which made the owner liable for injury done to any "cattle," whether the owner knew of the dog's "mischievous propensity" or not. "Cattle" included horses, sheep and other animals, and was extended to poultry in 1928.

In the case from which Lord Goddard's words are quoted above (Goodway v. Beecher [1951] 2 All E.R. 349) a poultry keeper had for days suffered from a dog which worried his poultry and caused damage. He found it in the act, and shot it. The owner of the dog obtained a conviction under the Malicious Damage Act, but the conviction was quashed on the ground that the poultry keeper had acted reasonably in all the circumstances. Lord Goddard relied on two propositions laid down by Scott, L.J. three years before in

Cresswell v. Sirl ([1948] 1 K.B. 241). In that case two dogs were worrying a flock of ewes at night. The owner went out with a torch, they ran towards the torch, and he shot one of them. Thus they were not at that moment actually attacking the sheep. Scott, L.J., said it was no longer necessary that the threatened property should be actually under attack: it was enough if it were in real and imminent danger, and the old cases as to dogs were no longer applicable. In order that the shooting should be justified, two propositions must be established: (1) that the dog was actually attacking the animals, or if left at large would renew the attack so that the animals would be left presently subject to real and imminent danger: and (2) that there was no other practicable means of stopping the attack or preventing its renewal, or that the defendant acted reasonably in regarding the shooting as necessary for the protection of the animals against attack, or renewed attack. The finding of the county court (the action was in trespass, not under the Act of 1861) that the shooting was not justified because the dogs were not at the moment attacking the sheep, was reversed. This was the first decision on the subject for a 100 years.

In the case of Workman v. Cowper ([1961] 1 All E.R. 683) the Divisional Court has carried the law a little further.

A foxhound (a "domestic animal") had lived at large on and about Peppard Common for three months. It did not belong to the pack that hunted the area (the South Berkshire Hounds): but the Master thought himself responsible for all damage done by any hound in his area. Attempts to catch it had failed. The hound had so far done no damage, and was apparently fed by residents in the area: but the lambing season was approaching, and a stray hound would be likely to injure the ewes and lambs. The Master, accompanied by a constable, made a last attempt to catch or shoot the hound, and then authorised the defendant. C. to do this. C found the hound sleeping and shot it, believing that he could not catch it. It proved to belong to the Craven Farmers pack, and the Master of that hunt approved the shooting when he heard of it. An information was laid by an independent party under the Malicious Damage Act. and was dismissed by the Justices on the ground that C had acted reasonably in all the circumstances.

Lord Parker, C.J., said that the law as to the right of a man to shoot a dog for the protection of his own property had been settled in the case of Cresswell v. Sirl (supra). He could only be acting legally if propositions (1) and (2) laid down by Scott, L.J., were complied with. Here the man did not shoot in defence of his own property, but of the property of other people; but the same test must be applied.

It was quite clear that the hound presented no real and present danger to sheep or lambs, or any other animals. It might be said that in the future it might chase sheep that were in lamb, or attack the lambs when born; but there was no indication at the point of time when the dog was shot that there was any real or imminent danger of that happening. Applying the test, no lawful excuse had been shown.

It had been suggested that there must be some overriding test: a reasonableness that would cover all cases—for instance a mad dog, even though it was not attacking any other animal or person. He found it unnecessary to consider

the wider proposition; in the present case the only possible excuse put forward was the protection of property.

Lord Parker concluded: "In these circumstances, though having every sympathy with the respondent in this case, I have come to the conclusion that an offence was committed. . . . The justices may well consider that this is a very trivial and technical offence, and impose a sentence which reflects that view."

Winn, J., agreed, but wished expressly to guard against being supposed to say that the defence of property (whether one's own or another's) was the only justification which could be raised in answer to a charge like this. "Whether or not any justification of another kind would be relevant to the issue whether the act done was unlawful, or relevant to the issue whether it was done maliciously, or to the cumulative effect of the double phrase as used in section 41 of the Malicious Damage Act, 1861, I would desire to consider if and when that problem presents itself."

Application of Factory Acts to Waterworks Building

Water as an "article"

It has hitherto been assumed that the buildings of a water-works installation were not "factories" within the meaning of the Factories Acts, because water is not an "article" within those Acts. This view was challenged in the case of Longhurst v. Guildford, Godalming and District Water Board. ([1960] 3 All E.R. 664). The case went to the Court of Appeal, and no decision was found necessary on this point, but the members of the Court were divided as to what the answer should be.

The plaintiff L was employed at a pumping station belonging to the defendant Water Board. It consisted of two adjoining buildings. One was a pump house containing the engines that put water under pressure for circulation. The water was received from the other building, the filter house. There the water was received from springs, and passed through filter beds to extract foreign matter, and was then chlorinated. It was L's duty on Saturdays to clean the engines in the pump house (one large and two small), and the guard rails, etc. On a certain Saturday he went there to do this, alone, and was found in the evening, semi-conscious, lying over the guard rails of the large engine, with his hand and arm mangled by being caught in the machinery. As a result he lost his arm. He could remember nothing of what had happened. The guard rails were of a type universally used in such stations. He had himself been employed in pumping stations for 30 years, and was a careful man. He brought this action for damages, both under the common law, on the ground that a safe working place had not been provided, and for breach of a statutory duty to fence machinery under section 13 of the Factories Act, 1937.

The case had come first before Lord Parker, C.J. ([1960] i All E.R. 54), who held that there was no breach of common law duty. The guard rails were of the usual type, and there was no evidence of previous accidents. Ample time was given to L to do his work. This finding was confirmed by the Court of Appeal. He also came to the conclusion that the filter house was a "factory" within the Act of 1937, but that the pump house was not, and he dismissed the action.

Sellers, L.J., in his judgment said that a number of difficult

and important points had been raised in argument. This would have been an unsatisfactory case in which to decide them, as the Court could not find a satisfactory explanation of how the accident happened. He agreed with Lord Parker that the case failed in limine because the pump house was not a factory. He would, however, comment on his finding that the filter house was a factory.

Waterworks such as these had been regarded for many years as not coming under the terms of the Factories Acts. and the matter had had to be considered afresh in this case. By section 151 (1) of the Act of 1937, " 'factory' means any premises in which persons are employed in any process for . . . (b) the altering . . . cleaning or washing . . . of any article. . . ." Lord Parker found that, in the filter house, altering or cleaning of the water brought in was taking place. The argument against this view had been that "article" was not an appropriate word to use in connection with water. But Lord Parker cited Cox v. Cutter & Son, Ltd. & Hampton Court Gasworks ([1948] 2 All E.R. 665) where gas was the substance treated by Scott, L.J., as coming under the word "article" in this section. Water in bulk might well not normally be referred to as an article: but this section did relate to a substance that was being treated in some way; it was the subject of a "process" and here the water had been accumulated in a given space for the purpose. "I do not feel satisfied that I would take a different view from the learned Lord Chief Justice, having considered such authority on the question as there is. It may well be that the point will arise more essentially for consideration at some other time, and that, in my view, would be a more appropriate time to consider this more fully than is necessary now.'

Section 151 (b) of the Act provides that when a place within the precints of a factory is used for some purpose other than the processes carried on in the factory, that place shall not be deemed to form part of the factory for the purposes of the Act, but shall, if otherwise it would be a factory, be deemed to be a separate factory. It had been argued that the pump house was such a separate factory by reason of the operations conducted in it. This view Sellers, L.J., rejected. "Putting

water under pressure and pumping it in this way could not be held to be altering, cleaning or adapting it. It is not a factory process at all: it is mere distribution."

Pearce, L.J. agreed with the leading judgment: but Devlin, L.J. took a different view as to the filter house and as to the meaning of "article." He said: "I should like to say-because the point is one that may be of considerable importance to water undertakings-that, if I was sure that I was not constrained by authority to decide otherwise. I should have decided this case on the simple ground that the premises were not a factory at all because water is not an article' within the meaning of section 151 (1). The test to be applied is that which is set out by Scott, L.J., in the case of Cox v. Cutler & Sons, Ltd. & Hampton Court Gas Co. [supra], where he says that the word 'article', not being defined in the Act itself, must be given 'its ordinary meaning in the English language.' To my mind an article is something that is articulated—that is separated from an amorphous mass and given shape and form. I do not think that anything can be called an 'article,' either in strict terminology or in ordinary language, unless it has shape and form. Certainly in ordinary language no one talks of the elements, water, air, gas or fire as articles, unless they are confined; and then, together with their container, they may become an article. I should not regard... water in pipes or in a tank as an article... I think that, in the ordinary use of language, water is not an article while it is being cleaned in a filter house, or retained in a tank or reservoir."

After discussing the question whether the dictum of Scott, L.J., in the Cox case to the effect that gas could be an "article" was essential for the decision or only obiter, he continued: "In view of the fact that I am (though not with great certainty because the point is a difficult one) prepared to agree with the Lord Chief Justice's decision on the application of section 151 (b) [i.e. that if the filter house was a factory, the pump house was not part of it] I do not think it necessary or desirable for me to take up time by examining whether the Cox case concludes for this Court the question whether water is an 'article'."

Parliamentary Diary

Bills before Parliament

(correct to 12th May, 1961)

Covent Garden Market Bill. Second Reading, House of Commons, 7th December, 1960.

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Crown Estate Bill. First Reading, House of Commons, 1st February, 1961.

Esso Petroleum Company Bill. Private Bill, Royal Assent, 2nd March, 1961.

Flood Prevention (Scotland) Bill. Passed, House of Commons, 1st February, 1961. Passed, House of Lords, 16th March, 1961.

Highways (Miscellaneous Provisions) Bill. Private Member's Bill. Second Reading, House of Commons, 24th February, 1961.

Housing Bill. Second Reading, House of Commons, 27th March, 1961.

Hyde Park (Underground Parking) Bill. Passed, House of Commons, 25th April, 1961.

Land Compensation Bill. House of Lords Bill. Second Reading, House of Lords, 21st March, 1961.

Land Drainage Bill. Passed, House of Commons, 10th May, 1961.

Licensing Bill. Second Reading, House of Commons, 29th November, 1960.

Mock Auctions Bill. Private Member's Bill. Second Reading, House of Commons, 24th February, 1961.

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Rating and Valuation Bill. Passed, House of Commons, 10th May, 1960.

Trustee Investments Bill. House of Lords Bill. Passed, House of Lords, 20th December, 1960. Second Reading, House of Commons, 26th January, 1961.

Trusts (Scotland) Bill. Second Reading, House of Commons, 28th November, 1960.

Weights and Measures Bill. House of Lords Bill. Passed, House of Lords, 13th February, 1961.

Statutory Instruments

Fatstock Guarantee Payments

The Fatstock (Guarantee Payments) (Amendment) Order, 1961 (S.I. 1961, No. 508, 3d. net) amends the Fatstock (Guarantee Payments) Order, 1960, in relation to fat pigs, in accordance with the conclusions of Ministers after a review held under section 2 of the Agriculture Act, 1947. It makes provision for the guaranteed price to be related to a basic quantity of certified fat pigs and for variation of the price where the current annual rate of certifications as assessed from time to time rises above or falls below the basic quantity.

Registration of Title

The Registration of Title (City of Manchester) Order, 1961 (S.I. 1961, No. 582, 2d. net) extends compulsory registration of title to land on sale to the County Borough of the City of Manchester on the 2nd October, 1961.

The Registration of Title (City of Salford) Order, 1961 (S.I. 1961, No. 583, 2d. net) extends compulsory registration of title to land on sale to the County Borough of the City of Salford on the 2nd October, 1961.

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water under pressure and pumping it in this way could not be held to be altering, cleaning or adapting it. It is not a factory process at all: it is mere distribution."

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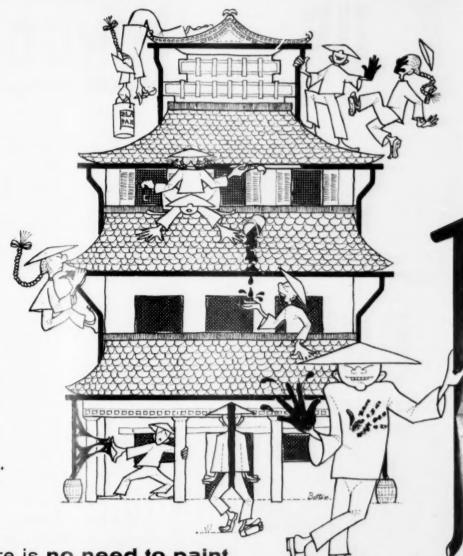
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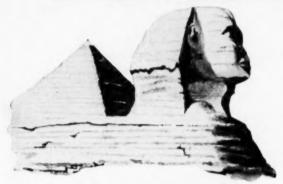
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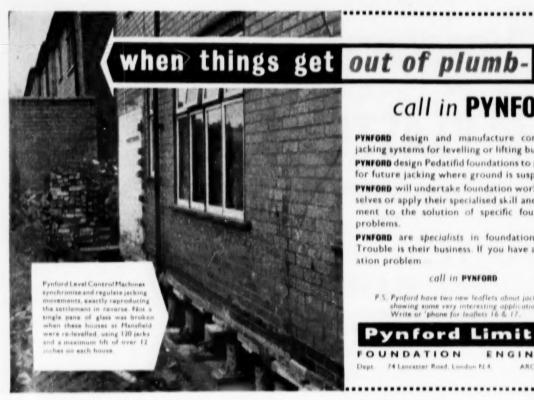
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be allowed for war-national service and previous relevant experience. Apply by letter (no forms) to the Principal, giving details of training, qualifications and experience, together with three recent testimonials or the names and addresses of three referees.

CHARTERED Quantity Surveyors require SENIOR ASSISTANT in their London Office. Salary up to £1,700 per annum according to age and experience. Luncheon Vouchers and pension scheme. Applicants are requested to write to Box No. 490, T. G. Scott & Son Ltd., 1, Clement's Inn, London, W.C.I.

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20th June, 1961.

20th June, 1961.

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and billing, site measurement are estimates.

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selected for interview will be advised.

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Road, Woking.

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RICS



ANNUAL REPORT

1960-1961

THE ROYAL INSTITUTION OF CHARTERED SURVEYORS

12 GREAT GEORGE STREET PARLIAMENT SQUARE S.W.1

Printed by GIO BARBER & SON LTD. Furnival Street, London, E.C.4

The Ninety-Third Annual Report of the Council

SESSION 1960-1961

Luthorised by the Council on 1st May, 1961, for submission to Members at the Annual General Meeting to be held at the Institution on Monday, 12th June, 1961, at 5.45 p.m.

INTRODUCTION

Among the more important matters which the Council have dealt with this session are registration, rebuilding, committee reorganisation, examination syllabuses, centenary arrangements, and the Commonwealth Technical Training Week.

Registration

Discussions have continued with the Chartered Land Agents Society, the Chartered Auctioneers and Estate Agents Institute and the Incorporated Society of Auctioneers and Landed Property Agents about the promotion of a Bill for the registration of estate agents on the general lines of the memorandum circulated to members of all four societies last year.

At the end of the year under review, agreement had been reached on all the main points of principle. There still have to be official consultations with government departments, but the institution and the other societies now strongly hope that the Bill will be promoted in Parliament this autumn.

Rebuilding

The Special (Rebuilding) Committee was reconstituted at the beginning of the session and is now under the Chairmanship of Mr. Guy Biscoe (Member of Council).

In October, 1960, the Institution submitted an outline planning application for the erection of a new building on the sites of Nos. 11 and 12, Great George Street, S.W.1, which it was envisaged would provide accommodation for the Institution and a surplus of accommodation for letting. In refusing the application, the planning authority stated that it was not opposed in principle to the erection of a new building for use as headquarters of the Institution, but would be opposed to the establishment of new professional and commercial offices on the site, which would be contrary to the authority's policy to combat congestion in the central area arising from new office development. Discussions with the planning authority are still proceeding.

Committee Re-organisation

Following the report on "The Internal Affairs of the Institution" (see *The Chartered Surveyor*, March, 1960) the Council re-allocated the responsibilities of the Branches and Public Relations Committee and the Library Committee. Two new Committees were set up; to deal with Public Relations and Internal Services. The first is primarily responsible for the external relations of the Institution with the press, B.B.C., I.T.V., schools and the general public; and is also charged with co-ordinating and fostering public

relations activities by the Council, Standing Committees and the Branches. The second is primarily responsible for organising the services which the Institution provides for its members as a whole.

Full details of the work of the Public Relations Committee and the Internal Services Committee are given later in this Report.

Examination Syllabuses

The Chartered Surveyors Annual Conference at Bangor last September endorsed the educational policy outlined in the Report of the Special (Review of Educational Policy) Committee, which was circulated to all corporate members in May, 1960. The Council had previously accepted the Report as a broad statement of its future policy, and, in the light of discussions at the Conference, proceeded to appoint a Special (Examinations Syllabus) Committee to revise the syllabuses on the lines proposed in the Report.

The new syllabuses will be brought into operation for the First Examination in 1963, and for successive examinations thereafter. Further details will be announced in *The Chartered Surveyor* during the next few months.

Centenary Arrangements

A special Committee under the Chairmanship of Mr. W. M. Balch (Past President), has been appointed to advise the Council on arrangements for celebrating, in 1968, the Centenary of the foundation of the Institution. The main event will be a Centenary Conference, to be held in London, probably in June. Consideration is also being given to a proposal that the twelfth International Congress of Surveyors be held in London as part of the Centenary celebrations.

Commonwealth Technical Training Week

The Council approved proposals by the Public Relations Committee for participation by the Institution in the Commonwealth Technical Training Week (29th May-4th June, 1961), to be held under the patronage of H.R.H. The Duke of Edinburgh.

The Institution will have a stand at the Exhibition at the Royal Exchange, London, and also at careers exhibitions throughout the United Kingdom and in the Commonwealth. In addition, members will take part in several careers conventions, and the Institution will supply literature to numerous schools and technical colleges.

Appendices

The Officers of the Council and the Standing Committees are listed in Appendix I, together with statistics of member-

ship and details of the various meetings and functions arranged this session. The Report of the Quantity Surveyors Committee is attached as Appendix II, and the Report of the Junior Organisation as Appendix III.

THE PRESIDENT

During his year of office the President, Mr. J. D. Trustram Eve, will have visited all the 25 Branches in England and Wales, the Scottish Branch and Sub-Branches and Northern Ireland Branch, and the Eire Branch.

Shortly after his election he presided over the Annual Conference at Bangor; on 11th October he was host at the first Provincial Reception, held in Cardiff Castle, at which local dignitaries, officials and other public figures had the opportunity to meet him and members of the South Wales Branch Committee socially; and on 9th January, 1961, he opened the Winter Agricultural Conference at the Institution.

The other main social function of the year was the Annual Dinner of the Institution. This was held on 7th March, 1961, and the principal guest was the Lord Chief Justice, Lord Parker of Waddington. Nearly a thousand members and guests were present.

The President held three receptions at the Institution in January, 1961, at which he presented new members with their Diplomas. He also held similar receptions in Edinburgh, Belfast and Dublin.

As is customary, the President has represented the Institution at numerous official and social engagements, and has also held four luncheon parties at Whitehall Court.

During the year, Mr. Trustram Eve was elected Vice-President of the Farmers Club.

THE COUNCIL

The Council record with deep regret the loss suffered by the death of Mr. Rex Procter in a motoring accident in March, 1961.

The Members of Council retiring at the end of this session are Messrs. Clifford Dann, C. T. Every, Brigadier Guy Bomford, Messrs, Cyril Sweett and R. E. Symonds.

The Council wish to place on record their sincere thanks to these members for their valuable services to the profession.

ANNUAL CONFERENCE

The fourth Chartered Surveyors Annual Conference, held at the University College of North Wales at Bangor in September, was an outstanding success. The two opening addresses by Sir John Wolfenden, Vice-Chancellor of the University of Reading, and Mr. A. A. Part, Deputy Secretary of the Ministry of Education, gave an excellent send-off to the proceedings, and were followed by very full discussions on education for the profession, and analogous subjects. The sectional activities were also well supported, and the Mining Surveyors Annual Luncheon, held on the closing day, was very successful.

The 1961 Conference, to be held at the University of Leicester in July, will be a sequel to the Bangor Conference, with "The Art of the Surveyor in Practice" as the main theme.

In view of the success achieved by the first four Conferences, the Council have authorised arrangements to be put in hand for Annual Conferences for the next six years.

ANNUAL BRANCH CONFERENCE

The Annual Branch Conference, held on 7th March, 1961, had a good attendance of Council and Branch representatives, including five members representing Branches overseas. The

Internal Services Committee sponsored a resolution which provided an opportunity for a general debate on the usefulness of this Conference in its present form. The suggestions put forward in the debate are being considered to see what alterations might be made. The Public Relations Committee sponsored a debate at the Conference on "the public relations of the Institution." A report of the Conference is published in *The Chartered Surveyor* for May, 1961.

OVERSEAS ACTIVITIES

International Federation of Surveyors

The Institution learned with profound regret of the death in January, of Dipl.-Ing. Dr. jur. Franz Schiffmann, the President of the International Federation of Surveyors. Dr. Schiffmann had done outstanding work for the profession in the international field.

Professor R. Roelofs, a Past President of the International Federation, was elected an Honorary Member of the Institution on 2nd January, 1961.

The Institution was represented at the meetings of the Permanent Committee of the Federation, held in Brussels from 23rd-29th June, 1960. Fourteen countries attended and, among the more important matters discussed, was reciprocity between the professions in all countries which are, or may become, members of the European Economic Community.

The Tenth International Congress of Surveyors will be held in Vienna in 1962.

Canada

The two Committees of the Institution in Eastern and Western Canada have continued to review the situation in that country, and discussions on the future of the profession are proceeding.

Australia

Most members in Australia are in New South Wales and Victoria, but there are a number in the other territories, and distance has hitherto impeded their corporate activities. In the summer of 1960, however, representative meetings of members took place in Melbourne and Sydney, at each of which resolutions were passed in favour of some form of organisation of Australian members.

As a result of later discussion with the Institution, it was agreed that the best first step should be the formation of an Australian Committee with wide terms of reference and power to make longer-term recommendations in due course. Action is proceeding.

Malaya

In the summer of 1960, the Federation of Malaya Branch Committee consulted the Institution about internal developments in Malaya.

It had been recognised at the Overseas Conference in 1959 that it might sometimes be desirable to encourage the growth overseas of separate indigenous societies allied with the Institution, and that such a course might, on occasion, be preferable to the fostering of overseas development by means of Institution Branches.

After full consultation between the Council and the Malayan Branch Committee, and after a referendum of all the members there, the Council agreed that chartered surveyors in Malaya should form a separate Malayan Society which would be closely allied to the Institution initially.

Developments on these lines have proceeded, and authority

was subsequently given for the Institution Branch to be wound up with effect from 31st May, 1961. Further developments in Malaya will be watched with interest.

BRITISH GUIANA, TRINIDAD AND TOBAGO

During the session a request was received from members in British Guiana and Trinidad and Tobago that corresponding secretaries should be appointed, through whom general correspondence about members in those areas could be channelled. The Council have agreed to this suggestion and arrangements are being made for the appointment of these secretaries.

PROFESSIONAL MATTERS

Directions to Members on Advertisements, etc.

The Councils of the Institution, the Chartered Land Agents Society, the Chartered Auctioneers and Estate Agents Institute and the Incorporated Society of Auctioneers and Landed Property Agents have concluded a joint review of the directions to members regarding advertisements and other public announcements.

One of the objects of the review was to codify into a single document the effect of various announcements agreed by the four societies since the directions were first published in 1949. The opportunity was also taken of including the rules regarding participation by members in broadcasts, whether on sound or television.

The new directions were issued in May, and come into force in June, 1961.

Professional Fees

Half-yearly discussions at the Fees and Practice Joint Conference continue with the other three professional societies who share the common scales of professional charges. A number of points affecting the scales have been noted since the review in 1958. During the next session there are to be further joint consultations with a view to dealing with these points.

Representations by the Institution, for an increase in the fees allowed to surveyors who conduct public enquiries in connection with the acquisition of new sites for schools, have not proved acceptable to the Government department concerned.

At the end of 1960, joint representations were made to the office of the Lord Chancellor for some increase in the auction fees allowed under the Sheriffs Act, 1887, in respect of auction sales of a debtor's goods upon which execution has been levied. The present scale is an exceedingly low one and has been unchanged for about 40 years. The results are awaited.

Exchange of Contracts for Disposal of Property

Consultations have continued between the professional societies of the land and the Law Society about means to shorten the average time which elapses between the acceptance of an applicant's offer subject to contract, and the exchange of the binding contract between the parties' solicitors.

There will shortly be further consultations with the Law Society which, for its part, has been in consultation with provincial law societies on the subject. The delays in this field are a matter of urgent concern to both professions.

Branch Regulations

A number of suggestions have been made at recent Branch Conferences in regard to the amendment of Branch Regulations, which were originally made by the Council in 1939.

Towards the end of 1960, suggestions had been received from Branch Committees; all these suggestions are being carefully studied by a special Sub-Committee and it is hoped that revised regulations will be approved next session.

Disclosure of Council Ballot

At the Annual General Meeting in 1960, a suggestion was made that the actual voting figures should be disclosed in cases of contested elections to the Council of the Institution. The Council decided that the figures could be disclosed in confidence to the candidates themselves, but that the figures should not be published generally.

PUBLIC RELATIONS

Future Policy

The Public Relations Committee, which was reconstituted with new terms of reference at the beginning of the session, has undertaken a complete review of the Institution's public relations policy, and has presented a full report to the Council. The report envisages a comprehensive programme of public relations activities, with the emphasis on a positive and sustained policy; and it is hoped that the added benefit of a member of the staff engaged full-time on this work will enable the programme to be carried out.

Radio and Television

The session began with an encouraging increase in the publicity gained by the Annual Conference. In addition to nearly 200 press reports, the Principal Speaker (Sir John Wolfenden) was interviewed on Radio Newsreel and the President (Mr. J. D. Trustram Eve) broadcast on the Welsh Regional Home Service. During the session, several members have taken part in television and sound broadcasts, and the Institution has given advice on a number of other programmes.

Schools Liaison

The Schools Liaison Sub-Committee produced a new booklet, "A Career as a Chartered Surveyor" which is intended for senior pupils. The booklet gives an outline of the various branches of the profession, together with details of entry, training and examinations.

In March, the Sub-Committee sent all Branch Schools Liaison Members a supply of this new booklet, together with a set of notes designed to assist them in their work of contacting local schools to offer speakers and literature for schools careers talks and exhibitions. These notes were accompanied by a personal letter from the President, stressing the importance of liaison with schools.

Working Party on Exhibitions and Literature

This was set up by the Committee at the beginning of the session, to advise on display material for careers and other exhibitions, and also to advise on literature required for publicity purposes. The Working Party's efforts so far have been concentrated on the Commonwealth Technical Training Week. Each Branch in the United Kingdom is being supplied with a basic set of exhibition material consisting of an Institution nameboard, display panels, sets of posters and photographs illustrating the work of the various sections of the profession, and a supply of literature for distribution at careers exhibitions. Overseas Branches are being supplied with posters, photographs and literature.

The Institution will have a stand at the Exhibition at the Royal Exchange, London: this exhibition will be the

national showpiece of Commonwealth Technical Training Week.

Balch-Essex Prize

The Balch-Essex Prize was awarded to Mr. I. St. Clair Morgan (Professional Associate) for his report on the property market. This was the first occasion on which the competition had been held.

Valuation and Rating in Scotland

In December, 1960, the Scottish Branch of the Institution published a most useful booklet on "Valuation and Rating in Scotland." This booklet provides a guide to the 1961 revaluation and emphasises important changes made in local rating by the Valuation and Rating (Scotland) Act. 1956.

INTERNAL SERVICES

Much of the work of the Internal Services Committee is divided between four Executive Panels: Publications: Library: Meetings: and Technical Information and Research. The Chairman of the Committee and the Chairmen of the four Executive Panels form a steering committee to plan and co-ordinate the work of the Committee and of the Panels, and are also charged with co-ordinating relations with the Branches and the members, as well as deciding matters of policy relating to the administration of the Appointments Register.

The four Executive Panels have given detailed consideration to the relevant parts of the report on "The Internal Affairs of the Institution", since its recommendations provided an excellent starting point for a review of existing services and for initiating new services. The decisions taken on the recommendations throughout the whole report will be

published later.

Facilities at Headquarters

The facilities available at a headquarters building designed nearly 70 years ago, when the membership was about 2,000, have become increasingly inadequate for a membership of nearly 12 times that number. The points raised in paragraph 47 of the report on "The Internal Affairs of the Institution" are being actively considered, although many of the shortcomings cannot be remedied until the premises are rebuilt.

During the year a "Guide to the Institution Headquarters and Collections" was compiled, for use on the occasion of the receptions for new members. The guide describes the various rooms at headquarters and gives particulars of the Institution's collections of portraits, pictures, silver, and geological specimens, and also of historical books, maps and instruments. Copies will be available to members and their guests attending future receptions, and to others who are interested.

Meetings

New arrangements for Ordinary General Meetings were introduced in January, 1961, in order to encourage, and give every facility for, lively discussion. An experiment is also being made on the occasion of the Ordinary General Meeting in May, both as regards the general form of the meeting itself and in the arrangements made for a buffet supper afterwards. It is hoped that in this way the meetings may become more of a social occasion than they have been in the

Arrangements have also been made to alter the programme for the Annual General Meeting; and formal business will

be kept to a minimum. So that members may have more opportunity to comment on the contents of the Annual Report, copies are being distributed before the Annual General Meeting.

Chartered Surveyors Sports Club

The Council approved a proposal by members interested in cricket, hockey, rugby football and association football to establish a chartered surveyors sports club. At an inaugural meeting, held on 17th April, 1961 (attended by about 60 members) it was agreed that, in addition to these four sports, sections might be established for sailing, rowing and squash rackets.

It is hoped that this club will provide a focal point for members interested in these sports.

Branch Liaison

Attention has been given during the session to the establishment of channels of communication between the Branches and the Committee. As a first step, the Chairman of the Committee now sends occasional news letters to Branch Chairmen at home and overseas, concerning matters of interest within the Committee's terms of reference.

In addition, each Branch has been invited to appoint a representative to attend the Annual General Meeting and to speak on matters of interest to the Branch. A dinner has been arranged, following that meeting, when these Branch representatives may have an opportunity of meeting members of the Internal Services Committee.

" The Chartered Surveyor"

Mention was made in the last Annual Report of the advertisement revenue of The Chartered Surveyor. A detailed investigation was made of the various ways in which advertisements might be handled and the Council have now appointed new advertising contractors, as from 1st July, 1961. At the request of these contractors, a readership survey has been carried out among a sample of members to supplement the information extracted from questionnaires sent to members in 1959.

It was hoped that the correspondence column, introduced into The Chartered Surveyor last year, would provide a lively forum for comment on all professional topics. So far, the response from members to the invitation to write letters to the Editor has been disappointing. Commercial journals can gauge the effectiveness of their publications by analysing the circulation figures; with a professional journal, however, which is circulated as of right to the membership, this cannot be done, and it is therefore doubly important that its readers should be forthcoming in comment.

During the session, an invitation has been sent to overseas Branch Committees, inviting them to sponsor short articles for publication in The Chartered Surveyor. It is hoped that these articles will deal with topical matters in overseas countries, which will also be informative to members generally, both at home and abroad.

The "Appointments Vacant" pages of The Chartered Surveyor can now be sent to overseas members, free of charge, by air mail.

Other Technical Publications

There are few textbooks or practice handbooks written by chartered surveyors for the use and guidance of members of the profession. A start is therefore being made to review the field of technical literature for the surveyor's profession, and to consider how any gaps might be filled.

Technical Information

The report on "The Internal Affairs of the Institution" made a strong positive recommendation on the need for a technical information service. A detailed investigation is therefore being made of the scope, methods of operation, staffing and financing of such a service by the Institution.

Research

In December, 1960, a Working Party submitted a detailed report to the Council on the role of professional bodies in research, with particular reference to the role of the Institution. This report was accepted by the Council, and the Internal Services Committee are now giving detailed consideration to the means of implementing its recommendations (the report was published in *The Chartered Surveyor*, April, 1961). Action has already been taken on one recommendation, to appoint an Advisory Panel to assist in the planning and execution of research being carried out by the Department of Estate Management at Cambridge University into problems of redevelopment.

Library and Collections

In the first full year since a wider loan service was instituted, the number of books borrowed increased to 3,240 (from 2,857 during the last session). There were 3,821 visitors to the Library during this session (3,552 during the last session); and 167 new books were added, of which 77 were presentations.

Drawings of two more Past Presidents, Mr. F. G. Fleury, by Mr. James Grant, and Mr. J. L. Postlethwaite, by Mr. Alan Stern, have been added to the collections. During the session a painting by Nicholas Pocock, who once lived in 11, Great George Street, has been acquired.

The Institution has been fortunate in acquiring for the Historical Collection a rare first English edition, dated 1606, of the "Theatrum Orbis Terrarum" of Abraham Ortelius. This is the Institution's most valuable acquisition of the past 60 years. In addition, two unusual Russian atlases of the late 18th century have been purchased. This Collection was started in 1959, to enable the Institution to increase its collection of old books, and in addition to acquire a carefully-selected collection of instruments, maps, surveys and other documents. The Institution welcomes the opportunity to inspect any old or rare books or instruments, with a view to acquiring them by gift or purchase, for inclusion in this collection.

APPOINTMENTS REGISTER

During the year, appointments were arranged for 229 corporate members and 118 probationers and students. The number of openings found for pupils and trainees was 157. Each of these figures was a record.

At home, the year offered many varied opportunities for newly-qualified members. A growing number of commercial and industrial concerns are seeking the services of chartered surveyors, particularly those who are qualified in the valuation and building surveying sections and who are under 35 years of age. But difficulty was experienced in finding progressive posts for older members, and particularly those who had been resident overseas for any length of time.

In overseas countries (Australia, New Zealand, Malaya, West Africa, the West Indies and Canada) there was a slight increase in the number of vacancies becoming available, although the majority of them were offers of contracts for limited periods. In particular, in Australia there has been

a demand for newly-qualified quantity surveyors in private firms and in the public service.

Probationers and students in the agricultural section, who had completed full-time courses of training, experienced some difficulty in finding suitable employment.

An increasing number of Commonwealth probationers and students are seeking employment in London and in the Home Counties. Difficulty is being experienced in finding them suitable appointments for their two years practical training between the Intermediate and Final Examinations.

An Assistant Appointments Officer has been appointed, and is now responsible for placing probationers, students and trainees. By means of visits by the Appointments Officer, contact has been maintained with conditions in the provinces. Liaison has also been maintained with other organisations such as the Ministry of Labour, the Colonial Office, the Public Schools Appointments and Youth Employment Bureaux at home, and for overseas appointments with the Malayan Government Services Selection Board, the Inter-University Council for Higher Education Overseas, and the Council for Overseas Colleges of Arts, Science and Technology.

In addition to effecting introductions concerning individual appointments or partnerships, the Appointments Officer has given general advice on prospects, availability of staff and on aspects of partnership such as goodwil and amalgamations of practices. As a result of this, over 1,700 interviews have taken place.

FINANCE

The final accounts for the year ended 31st December, 1960, show a surplus of income over expenditure of £20,983 which is approximately the same as that at the end of 1959. As foreshadowed in the last Report, the bank overdraft which, at 31st December, 1959, stood at £15,341, has now been cleared.

Expenditure in 1960 followed closely that of 1959, the comparable figures being £187,704 and £178,658, respectively, after making some provision in 1960 towards items of special expenditure likely to arise in the near future. It is satisfactory to note that expenditure in the Branches overall has been within their estimates.

During the year Messrs. Philip Hill, Higginson, Erlangers, Ltd., were appointed to advise on investment policy and a number of changes have been made in the Institution's holdings in order to implement the decision that some 40 per cent. of the funds should be in Equities.

In order to take advantage of current prices, certain stocks held in the Rebuilding Fund were sold, the proceeds being re-invested with a view to obtaining greater capital improvement by the time the Fund is likely to be required for rebuilding. This action was considered advantageous in spite of the temporary loss realised on the stock sold which will be more than recovered on the redemption of the new stock. The Fund has benefited by a legacy of the late Mr. C. H. E. West (Fellow) and this legacy will be commemorated in a suitable form in the new building.

EXAMINATIONS

The number of candidates entering for the examinations continued to increase, and for the 1961 examinations arrangements were made for 5,500 to sit at the 14 centres in the United Kingdom and at 52 centres overseas. As some of these examinations were not completed until 14th April, complete statistics of results are not yet available and will be

published later in *The Chartered Surveyor*, together with the names of the prize winners.

On a recommendation of the Elections and Examinations Committee, following consideration of resolutions passed at the Junior Organisation Conference and the Annual Branch Conference held in 1959 and 1960 respectively, the Council have made arrangements for candidates referred back in the Typical subject of the Final Examination in March, 1961, to be re-examined at a centre in London on Monday, 18th September, 1961. This is an experiment and, should it prove justified, consideration will be given to its extension to other centres in future years.

The Council have accepted from Mr. R. H. Mills (Professional Associate) the gift of £500 to establish the "Robert Henry Mills" Prize. This will be awarded in 1962 and annually thereafter to the candidate gaining the highest percentage of marks in the Final Examination in the Valuation Section. The sincere thanks of the Council have been conveyed to Mr. Mills.

PARLIAMENTARY

Rating and Valuation Bill

One of the most important Bills to be introduced during the session has been the Rating and Valuation Bill. This Bill was examined by the Parliamentary Committee and a memorandum commenting on a number of clauses was submitted to the Minister of Housing and Local Government and to all the members of Standing Committee D of the House of Commons. (The memorandum was published in The Chartered Surveyor, January, 1961.)

Housing Bill

Some important provisions relating to housing were introduced in a Government Bill published in February. The Bill was examined by the Committee in March and as a result a memorandum has been sent to the Minister and to Members of Standing Committee D of the House of Commons.

Mock Auctions Bill

Some two years ago, consultations took place between the Lord Denham, the Institution and the other professional societies, about a Mock Auctions Bill which was being promoted in the House of Lords. The consultations had been directed to making sure that the Bill would not prejudice the interests of bona fide auctioneers.

The original Bill failed to make progress, but it was revived in the House of Commons in the same form, and has now received an unopposed Second Reading.

The professional societies would welcome the enactment of this Bill, provided it is not amended in any manner inimical to bona fide auctioneers.

Other Bills

A number of Private Bills were examined by the Committee and comments were made to the Ministers concerned.

Eleven other Bills affecting the profession were examined by the Committee but in no instance was it considered necessary to offer any comment.

Health, Welfare and Safety

The Government have announced that they propose to introduce legislation dealing with health, welfare and safety in shops, offices and railway premises. The Ministry of Labour (who will be responsible for this legislation) have prepared a memorandum showing matters to be included

in the proposed legislation and the Institution has submitted comments to the Ministry on this memorandum.

Oil Pipelines

In July, 1960, the Institution received an invitation from the Ministry of Power to submit evidence on whether pipeline development should continue to be authorised by Private Bills; if so, whether modifications were desirable; and if not, what procedure should be substituted. The views which the Institution sent to the Minister were reported in *The Chartered Surveyor*. December, 1960.

Plans Accompanying Compulsory Purchase Orders

The Institution took note of a member's comments that it was often difficult to obtain copies of plans accompanying compulsory purchase orders and that there should be some obligation on local authorities to make such plans available on payment of a small fee. This matter was taken up with the Ministry of Housing and Local Government. The Ministry replied that they were considering whether to issue any advice on this subject and that reference might be made to it in a circular covering other related points.

GENERAL PRACTICE

Planning Procedure

Last year, the Institution submitted a memorandum to the Ministry of Housing and Local Government containing recommendations which, if implemented, might help to speed up planning decisions. During this session, the Ministry replied in detail to the memorandum, and the Institution has commented upon the Ministry's reply (a summary of the memorandum and the ensuing correspondence between the Institution and the Ministry will be published in *The Chartered Surveyor*).

Maintenance Costing

In September, 1960, the General Practice Committee accepted a report of the Working Party, appointed to devise a standard method of maintenance costing on local authority housing estates. Shortly after this, the Minister of Housing and Local Government announced that he had set up a Working Party of Departmental Officers and Local Authority Officers, to investigate and make recommendations on the calculation and apportionment of the expenses of housing management and the costing of the maintenance and repair of their houses.

On being invited to submit evidence to the Ministry's Working Party, the Institution sent copies of its Working Party's report on maintenance costing, and also copies of a questionnaire prepared in 1956 for the purpose of attempting to devise a uniform system of management costing. A pilot survey was carried out by the Institution some years ago, using this questionnaire, from which useful information was obtained. (The report on maintenance costing was published in *The Chartered Surveyor*, April, 1961.)

Building Bye-Laws

The revision of the present model building bye-laws, due to expire in 1963, has been overtaken by the introduction into Parliament of the Public Health Bill which provides for the replacement of local building bye-laws by building regulations made by the Minister of Housing and Local Government and applicable throughout England and Wales outside the County of London. The Minister will be advised by a Building Regulations Advisory Council.

During the previous session, the General Practice Com-

mittee inaugurated an investigation of the model building bye-laws and sought the views of the Branches. Since it is thought that the new building regulations will be based on the present model building bye-laws, the useful comments submitted by ten Branches will form the basis of the Committee's continuing work in this field.

Party Walls Outside London

Representations have been made to the Lord Chancellor's Office that the procedure for party wall matters, now applicable to the London area, should be extended to the remainder of England and Wales. The Institution is discussing this matter with the R.I.B.A., in order that the views of the two bodies may be co-ordinated.

Index of Building Land Prices

The Agricultural Economics Research Institute, Oxford University, is attempting to compute an index of building land prices over the past decade, and hopes to study the variations of prices with location. The Institution has been approached with regard to this investigation, and is examining what assistance can be given.

Redevelopment of Urban Areas

The procedure adopted by local authorities for redeveloping central areas, and in particular the procedure of letting sites by tender, has aroused some controversy in the press. Discussions are taking place between the Institution and the R.I.B.A., to ascertain whether practical suggestions might be made for improving on existing procedures.

Rating Diploma Holders Section

At the Annual General Meeting on 9th December, 1960, Mr. A. H. London (Fellow) was installed as Chairman and Mr. Myles Richardson (Fellow) as Vice-Chairman. Mr. Geoffrey A. Neill (Fellow) was re-elected as Honorary Secretary. The speaker at this meeting was Mr. Patrick Browne, Q.C., who gave a paper on "The Doctrine of Ability to Pay in Rating."

A Provincial Meeting was held in Manchester on 4th November, 1960. This took the form of a general discussion on points of interest to the Section, with the emphasis on education. The meeting was followed by an informal dinner.

At an Extraordinary General Meeting held on 7th December, 1960, the Section considered the Rating and Valuation Bill; and on 3rd March, 1961, Mr. C. H. Smith (Fellow) and Mr. Mark Wilks (Fellow) introduced a further discussion on the Bill.

The Annual Luncheon was held at the Criterion Restaurant, Piccadilly, S.W.1, on 9th December, 1960, and was attended by some 80 members and guests. The membership of the Section now stands at 142.

AGRICULTURE AND FORESTRY

Consultations with Government Departments

In February, 1961, representatives of the Institution and of five other bodies attended a conference at the Ministry of Agriculture to consider a Ministry Memorandum on standard repair clauses for agricultural tenancies contained in the Agriculture (Maintenance, Repair and Insurance of Fixed Equipment) Regulations, 1948, better known as S.I. 184. This memorandum collated the Ministry's own views with those expressed by the various bodies consulted in 1958. It is expected that there will be further consultations with the Ministry.

After the Report of the Royal Commission on Common Land was published, the Ministry of Agriculture invited the Institution's comments on the Commission's recommendations, a number of which bore a close relationship to the Institution's recommendations. The Committee offered some further comments on the proposals in the Report for registration of common land.

The Institution was consulted early in 1961 by the House of Commons Committee investigating the estimates of the Ministry of Agriculture, Fisheries and Food. The Institution was able to refer to the evidence which it gave some years ago to the Arton Wilson Committee. It has since answered a questionnaire from the Committee on some further points regarding the organisation of the Ministry.

Practical Examination

In 1958, a revised examination syllabus was announced for the Agriculture and Land Agency Section, which was to come into force by stages. It did so for the Intermediate Examination in March, 1960, and it has done so for the Part I (Written) Section of the Final Examination in March, 1961.

Tenure of Chair of Agriculture and Forestry Committee

Under the Constitution and Regulations of the Agricultural Division, approved by the Council some 11 years ago, it was provided that the Chair of the Committee should not be held by the same person for more than one year in succession. Experience has shown this rule to have serious disadvantages, and the Council have now authorised its amendment so as to permit the same person to be re-elected to the Chair for a second or, at most, a third successive term of office.

Membership of Agricultural Division

Membership of the Agricultural Division is open to all Fellows and Professional Associates who prove to the satisfaction of the Council that they are "professionally interested to a substantial degree in agriculture."

The Committee are concerned that the present numerical strength of the Division does not fully reflect the real number of corporate members eligible to join the Division. The Committee have therefore published an announcement inviting applications from all such members.

Farm Management Advisers

This subject was raised in an address by Mr. R. Charles Walmsley, the immediate Past Chairman of the Committee, at the Bangor Conference. It concerns the part that the Institution can properly play, in collaboration with agricultural colleges, in training advisers on farm management. The careful consideration of this subject is still continuing.

The new Part II of the Final Examination, consisting of a four-day Practical Test, is to come into force in 1962. Under arrangements recently concluded with the Chartered Land Agents Society and with effect from 1962, the examiners conducting the Part III Practical Examination of the Society will concurrently, and on the same questions, test candidates for the Part II (Practical) of the Institution's Final Examination in the Agriculture and Land Agency Section.

Examination Exemptions: Royal Agricultural College

For several years it has been possible for students of the Royal Agricultural College, Cirencester, to obtain exemption from the Institution's First Examination. This year agreement was reached with the College whereby on certain conditions, students who obtain the College's reorganised

Part II Diploma (First or Second Class) will be able, with effect from 1962, to claim exemption from the Institution's Intermediate Examination in the Agriculture and Land Agency Section. The Chartered Land Agents Society (with which the Institution has reciprocal exemption arrangements at the Intermediate stage) has granted the College a similar exemption.

Timber Growers Organisation

The Institution has been invited to nominate one of the nominated Members of the Council of the reconstituted Timber Growers Organisation; the latter is now separated from the Country Landowners Association.

Conference

A one-day Agricultural Conference, held at the Institution on 9th January, 1961, was attended by 200 members and guests. In the morning a paper on "Farm Size" was given by Dr. G. P. Wibberley, Wye College, and after lunch there were two addresses on "The Future of the Landlord and Tenant System": Mr. R. B. Verney, Deputy President of the Country Landowners Association, spoke from the point of view of the landlord, and Mr. G. B. Redmayne, Chairman of the Parliamentary Committee of the National Farmers Union, spoke from the point of view of the tenant, and an interesting discussion ensued.

Royal Show

The Royal Agricultural Show was held at Cambridge from 5th-8th July, 1960, and the Institution provided a refreshment tent for members and their guests. The President was host at a reception arranged in the tent by the Cambridgeshire, Huntingdonshire, Norfolk and Suffolk Branch at the end of the second day's proceedings.

Livestock Auctioneers Market Committee

The Institution has continued to be represented upon the Livestock Auctioneers Market Committee, which is in close touch with the Ministry of Agriculture on all matters affecting the marketing of livestock.

LAND SURVEYING

Photogrammetric Congress

The Ninth International Congress of Photogrammetry was held at the University of London from 6th-16th September, 1960, under the patronage of H.R.H. The Prince Philip, Duke of Edinburgh, and the presidency of Major-General R. Ll. Brown (Fellow), and with the support of H.M. Government. The hosts to the Conference were the Institution and the Photogrammetric Society and those attending numbered almost 1,000 from 60 countries. A full report of the Conference was published in *The Chartered Surveyor*, December, 1960.

The Institution and the Society have agreed jointly to present a President's Badge of Office to the International Society for Photogrammetry and this offer has been gladly accepted on behalf of the Society.

International Bibliography of Photogrammetry

The Land Surveyors Committee recommended the acceptance of this Bibliography which is now in the Institution Library, where it is being held on behalf of the Photogrammetric Society until that body acquires its own premises.

MINING SURVEYING

British Standards Institution: Draft Glossary

Observations on the draft Glossary of Mining Terms were submitted, on behalf of the Mining Surveyors Committee, to the British Standards Institution.

Examinations

The Council agreed to amend the Rules of Examination relating to the Intermediate Examination in the Mining Surveying Section, so that candidates who received partial exemption (from subjects 1-4) and who were required to sit only for subjects 5-9, might be permitted to re-sit not more than one subject in that group in which they had failed.

PUBLIC APPOINTMENTS AND HONOURS

Mr. W. Franklin Beavan, O.B.E. (Fellow), F.A.I., D.L.— President of the Chartered Auctioneers and Estate Agents Institute.

Alderman Sydney Black, O.B.E., F.A.I. (Fellow)—Deputy Lieutenant for the County of Surrey.

Sir Malcolm Trustram Eve, Bt., G.B.E., M.C., T.D., Q.C., M.A. (Honorary Member)—Gentleman Usher of the Purple Rod in the Most Excellent Order of the British Empire.

Councillor Robert L. Everest (Fellow)—Mayor of Westminster

Sir William Holford, M.A., F.R.I.B.A., P.P.T.P.I., F.I.L.A. (Associate)—President of the Royal Institute of British Architects.

Sir Alexander Killick, C.B.E., D.S.O., M.C., M.A. (Honorary Member)—President of the College of Estate Management.

The Rt. Hon. The Earl of Malmesbury, T.D., D.L., B.A. (Professional Associate)—Vice-Lieutenant for the County of Hampshire.

Mr. J. B. Sutherland (Professional Associate)—President of the South African Chapter of Quantity Surveyors.

Mr. Eric Wilson (Fellow)-Mayor of Nairobi.

Mr. K. Wardell, M.I.MIN.E. (Fellow)—Insignia Award in Technology of the City and Guilds of London Institute.

Details of honours and awards conferred upon members of the Institution during the session have been published in *The Chartered Surveyor*.

BALANCE SHEET AT 31ST DECEMBER, 1960

90,719	28,391			14,719	£133,829
ω.				8,006	
,521 :	ehold			11	1
hed 60, £84	i of Fre			11	1
e attac	(at cos			11	1
INVESTMENTS at Cost per Schedule attached (Market Value at 31st December, 1960, £84,521; 1959, £84,314)	FREEHOLD PROPERTY II and 12, Great George Street (at cost of Freehold Ground Rent)			CURRENT ASSETS 1. Debiors and Prepayments 2. Bank and Cash Balances	Carried forward
50 00 00 00 00 00 00 00 00 00 00 00 00 0	165,89			8,635	134,251
98,931	533	709	6,965	26,691	133,829
78,783 20,983 99,766	2,944	856	3,721	13,349	1-4
W	7,500	600	5,750		
ture ::	111	11 1	11 1	:: &::	**
xpendi:	111 1	11 1	11 1		-
ACCUMULATED FUND Balance at 1st January, 1960 Add: Excess of Income over Expenditure for the year Less: Loss on Sale of Investments	RESERVE ACCOUNTS 1. Repairs and Redecoration— Headquarters At 1st January Add: Other Income Further provision Less: Expenditure in year	2. Furniture At 1st January, 1960 Add: Further provision Less: Expenditure in year	3. Special Expenditure At 1st January, 1960 Add : Further provision Less : Expenditure in year	CURRENT LIABILITIES 1. Creditors and Accrued Expenses 2. Subscriptions and Examination for 1961 received in advance 3. Bank Overdraft	Carried forward
20,820 78,783 78,783	03 05 05 05 05 05 05 05 05 05 05 05	400	5,455 8,755 4,936 4,936	12,202	186'F81 697

£ 133,829				170,192					14,542				19.892		
4	60 630	151,132	6,378					10,256	4,286			870,61	814		
Brought forward		92;	2. Ground Rents as valued at December, 1958 3. Bank Balance					LIBRARY, FORESTRY AND GEOLOGICAL COLLECTION 1. Investments at Cost per Schedule attached (Market Value 31st December, 1960, £9,630;	2. Cash Balance			SCHOLARSHIP ACCOUNT I. Investments at Cost per Schedule attached (Market Value 31st December, 1960, £16,861;	2. Cash Balance		
134,251	200	140,087	6.864	152,451				11,003	3,501			21,139	759	21,898	
£ 133,829							170,192				14,542				19,892
ш	150 451	105,401	3,158	8,719	6,600	174,249	167,765	13761			779	21,898	22,531	2,639	
sal .		5.160	2,002			5,844		14,504 741	328 127	2,747	2,948		1	336 245 2,058	-1
:					:	11	:	OULECT	: :	;	1	iross)	ation	1 : : :	
:		Gross		*	0 0	nents	:	nents	::	;	::	year (C	Education	 stments	
*		nd	:	•	ocation	f Investr	*	GEOLOC 	ross	34 (2)	or the ye	come for	R.I.C.S.	of Inve	
Brought Forward	REBUILDING FUND	Add: Income of Fund Investment Income	Less: Income Tax	Donations	Add: Other Income Annual Allocation Entrance Fees	Less: Expenses Loss on sale of Investments	Add: Creditors	Library, Forestry and Geological Collection At 1st January, 1960 14, Less : Loss on sale of Investments	Add: Income for the year Dividends Gross Less: Income Tax	Donations, Bye-Law 34 (2)	Less: Expenditure for the year	SCHOLARSHIP ACCOUNT At 1st January, 1960	Less: 1. Grant to R.I.C.S.	Trust 2. Income Tax 3. Loss on sale of Investments	
		4,525	1,782	2,743	6,600	152,451	152,451	13,484		328	18,149 3,645 14,504	21,850	22,483		21,898

BALANCE SHEET AT 31sr DECEMBER, 1960-Continued

338,455

6,950

784

Brought Forward	PRIZE ENDOWMENT FUND 1. Investments at Cost per Schedule attached (Market Value 31st December, 1960, £7,147;	2. Bank Balance			i	
1959 £ 313,104	7,032	119			7,703	£320,807
338,455				***************************************	1,134	£346,189
¥		6	154	7,675		
	7,669	7,356 189 284			I	
:	::	11	:	:		
Brought Forward	PRIZE ENDOWMENT FUND At 1st January, 1960 Less: Loss on sale of Investments	Add: Bequests Investment Income (Gross)	Less: Expenditure for the year	Add: Creditors		
	7,510				7,703	£320,807

We have obtained all the information and explanations which to the best of our knowledge and belief were accessary for the purpose of our audit. In our opinion, proper books of account have been kept by the Institution as far as appears from the examination of those books. We have examined the attached Balance Sheet and the accompanying income and Expenditure Account which are in agreement which the books of account. In our opinion and to the best of our information and according to the explanations given us, the said Balance Sheet gives a true and fair view of the state of the institution's affairs at the 31st December, 1900 and the Income and Expenditure Account gives a true and fair view of the excess of the Income over Expenditure for the year ended on that date. 22,24, Ety Place, London, E.C.I. (Signed) TANSLEY WITT & CO.,

Chartered Acco

27th April, 1961.

We report that with the assistance of the Chartered Accountants we have examined the attached Accounts for the year ended 31st December, 1960, and find the same to be correct. We have also examined the Deeds and Securities and certify that they were in possession and safe custody as on the 31st December, 1960.

£346,189

(Signed) W. H. SCANLAN V. F. JOHNSON

Honorary Auditors.

159,979

34,627

3,130

9,257

206,993

INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31ST DECEMBER, 1960-continued

Brought forward 156,955 199,416 Brought forward 150,955 199,416 Brought forward 150,001	£ 206,993		137		6207,130	
184,953 189,416 180.00H 19.00 18.00H 19.00H	બ				[4]	
18.0 18.0	* * * * * * * * * * * * * * * * * * *					
156,535 159,476 150,000 150,	b 6		1			
156,555 159,553 159,416 150,000 150,	6 6					
## Brought forward ## 156,553 159,469 ## Brought forward ## 15,550 ## Brought forwa	: WE		1 -			
156,953 156,	INCO					
1869 1869	Brought forward		MISCELLANEOUS Letting of Rooms			
## Brought forward ## 154,696 Brought forward ## 154,696 154,696 154,696 154,696 154,696 1,407 1,407 1,408 1,507 1,408 1,507 1,408 1,507 1,408 1,507 1,408 1,508 1	1959 £ 199,416		6.5		619,6613	
## BRANCH 6,389	£ 156,953	33 406	846	5,750	20,983	
# EXPENDITURE # 154,096 # Branch # 6,389 London and County # 1,307 Overseas # 1,307 London and County # 1,307 Overseas # 1,419 PROVISION FOR SPECIAL EXPENDITURE PROVISION FOR SPECIAL EXPENDITURE Office Equipment		6,609 3,239 1,648 8,956 1,348		2,000 2,000 250 3,000	1-1	
1959 154,096 1,407 1,407 1,407 1,407 1,407 1,407 1,407 1,407 1,678 1,678 Pa	:	11111	1	1:11	year	
1959 154,096 1,407 1,407 1,407 1,407 1,407 1,407 1,407 1,407 1,678 1,678 Pa	:	111111		1111	or the	
1959 154,096 1,407 1,407 1,407 1,407 1,407 1,407 1,407 1,407 1,678 1,678 Pa		11111	3	CRE : : : : :	HTURE I	
1959 154,096 1,407 1,407 1,407 1,407 1,407 1,407 1,407 1,407 1,678 1,678 Pa	ITURI ::	111111		PENDIT	EXPEND	
	EXPEND Brought forward	n and County Organisation as nd ern Ireland	RESEARCH Cost Research Panel	PROVISION FOR SPECIAL, EX Overseas Tours Centenary Celebrations Bye-Laws Office Equipment	EXCESS OF INCOME OVER I	
	1959 £ 154,096	6,389 3,100 1,407 1,307 702	21,719	1,678	058,02	

	TOT	TOTAL	GEN	GENERAL	LIBR	LIBRARY	SCHOL	SCHOLARSHIP	REBUILDI	REBUILDING FUND	ld division	PRIZE
The state of the s	Momina	Cons	Moning	,	Mountana	0	Maning	-	Manian		ENDO	MENI
THASAIRCIN	Continue.	3	F CHILIDAY	5	FORTING F	COST.	NORTHER	150	Commission	5	LACKHUMA.	150
Brisish Elevericity 10/ Guaranteed Stock 1069/72	4069	× 200	4 207	2000	4	ų	4		4		i	4
Dittall Education 3/0 Character Stock 1700/13	107'0	3,0	1000	2,100		1		1		1	900	. / 2
British Electricity 44 % Guaranteed Stock 190/09	679	3	1	1	1	1	-	1	1	1	825	3
British Gas 4% Guaranteed Stock 1969/12	688	702	1	1	1	I	-	1	1	-	688	7
British Transport 3% Guaranteed Stock 1978/88	2,298	1,708	1.392	1.007	1	I	1	-	400	240	906	371
Bowater Paper Corporation, Ltd. £1 Ordinary Shares	856	1.779	856	1.779	1	1	1		f	1	1	1
Canadian Pacific Railway Co., Ltd., 4% Perpetual												
	1,600	1.709	1	1	I	1	1.600	1,709	1	1	1	1
City of London Real Property Co., Ltd., 73 £1 Ordinary												
	73	50	-	1			1			1	7.5	70
I Inion Accordance	0										-	
	222	0366	222	2 760								
3/- 30ards	33/	3,139	337	3,739	-	-	1	1	1	1	1	
Commonwealth of Australia 21 % Stock 196/71	10,893	10,010	10,893	10,010	1	1		1		-	1	-
Commonwealth of Australia 3% Stock 1963/65	11,019	9,706	-	-	1	1	Ī	1	610,11	9,706	1	1
Commonwealth of Australia 4% Loan 1955/70	250	259	250	259	1	1	1	1	-	1	1	1
Consolidated Stock 24%	234	139	1	1	1	1	1	1	1	-	234	139
Conversion Stock 34 % 1969	10 653	10 000	0000 \$	2 000		1	1	-	5 653	0000 \$		
Consumion Stock Al of 1064	1,103	2000	2000	2000					1,000	1,052		
Courses and Bencher I of 210/ feredeemakle Debenture	1,103	1,052	-	-	1	1	1	1	1,103	700,1		
Courage and Darciay Liu. 31 / Hiteaccinatic Leociituic	600	460									603	460
Diock	200	430	1	1	ļ	1	1	1	1	1	205	036
Defence Bond 44 % Conversion Issue	230	230	1	l	1	1	1	1	1	1	730	067
Estateways Builders, Ltd., 4% £1 Shares	1,000	1,000	1	1	1	1	1	1	1,000	1,000	1	1
Funding Loan 21 % 1956/61	457	457	-	-	-	1	1	Statute	-	1	457	457
Funding Loan 3% 1959/69	56.864	53 007	8 177	7 575	1.500	1 454	3.776	1 543	43 046	40 194	365	331
Funding Loan 30/ 1966/68	60 862	58 250		2000	836.5	4 522	12,050	0 878	099 05	42 350	1 835	1 503
Horness Borough of 62% Morton	12,600	12 600	1		2,400	4,755	12,000	2,012	12,500	12 500	1,000	2000
riolliscy, bolough of, 2t / mortgage	3,500	13,300	1	1	1	-	money	-	13,300	13,300	1	-
Imperial Chemical Industries £1 Ordinary Shares	35	1,419	8	1,419	-	1	and the same of	1		1	1	1
Land Securities Investment Trust, 159 Ordinary												
10/- Shares	79	21	1	I	1	1	1	1	-	1	79	51
Legal & General Assurance Society, Ltd., 200 5/-												
Ordinary Shares	95	1.632	8	1,632	1	1	1	1	1	1	1	1
Liverpool Corporation 54 % Mortgage	550	550	1	1	1	1	1	-		1	550	550
London County Freehold and Leasehold Properties.												
Ltd. 99 Ordinary 10/- Shares	49	51	1	1	1		1	1		1	49	51
London County Council 3º/ Stock 1062/67	20.412	369 61							20.412	36361		
London County Council 219/ Cooch 1060/73	214,02	2,043	1356	3 300	1		1	1	20,416	11,063		
London County Council 34 % Stock 1966/13	4,200	3,198	4,200	3,198	İ	1	1	1			1	1
Metropolitan Kaliway Country Estates, Ltd., 301												200
10/- Shares	151	203	1	1	1	1	J	1	1	1	151	203
Metropolitan Railway Surplus Lands Co., 126												
10/- Shares	63	52	1	1	1	1	-	1	T	I	63	52
Metropolitan Water Board 3 % " B " Stock 1934/2003	1.988	1.732	-	1	1	1	1.988	1 732		1		1
Middlesex County Council 34%, Redeemable Stock												
02/0961	1855	1 750	1 503	1 500			-	-			262	250
New Zealand 3% Stock 1966/68	9900	9016	9 9 9 5	0 106		1		1		1		
Naw Zoaland 41% Crock 1970/73	2,210	2,210	10101	2000			2310	2310				1
DESILE USIN Terrespondent Total C COD C	21417	4,417					4,417	41949				
runing run investment itust, Liu., 3,300 3/- Oruniary			0000	0.00	200							
Shares	1,3/3	4,401	1,000	3,240	3/3	1,22,1	1	1	1	1	1	
E. S. & A. Robinson (Holdings), Ltd., 1,000				-								
£1 Ordinary Shares	000.	4,050	000.	4,050	1	-	-	1	1	-	-	1
Savings Bonds 3% 1955/65	29,035	26,009	1	1	1	1	1	Ì	29.035	26,009	-	1
Savings Bonds 3% 1960/70 (Post Office Issue)	470	470	1	1	1	-				-	470	470
Savings Ronde 1º/ 1960/70	1 360	3 050		-	2 369	3 050						
STATES DOUGH S A LOCK PAR	20000	000000	45054	00700	COCAC	2,037						
Savings Bonds 3% 1965/75	798,67	19,689	79,807	19,689	1	1		-	ĺ			!
Shell Iransport and Irading Co., Ltd., £1 Ordinary	-	7.00										
Shares	220	1,982	220	1,982	-	1		1		1	1	-
Southern Rhodesia 21 % Stock 1965/70	5,993	9,123	9,993	9,123	1	1	1	1	-	1	1	-
War 31 % Stock	1,903	1,136	-	NAME OF TAXABLE PARTY.	-	1	1	1	1,760	1,97	143	68
York Corporation 4% Redeemable Stock 1952/72	126	110	1	1	-	1	1	1	1	1	126	110
												-
	£305,552 £284,733	284,733	£87,951	£90,718	£10,532	£10,256	£21,643	£19,078	£177,597	£157,732	£7,829	£6,949

APPENDIX I

(a) OFFICERS OF COUNCIL AND COMMITTEES

The Officers of the Council during the session were:

President: Mr. J. D. Trustram Eve.

Senior Vice-President: Mr. E. C. Strathon.

Vice-Presidents: Mr. G. H. Heywood, Mr. C. D. Pilcher and Mr. G. D. Walford.

Honorary Secretary: Mr. E. Harold Palmer.

The following members served as Officers of the Standing Committees of the Council for the session:

Agriculture and Forestry: Chairman—Mr. Mark F. Strutt; Vice-Chairman—Colonel John Clark; Hon. Sec.—Mr. Peter W. Trumper.

Council Selection: Chairman-The President.

Educational Policy: Chairman—Mr. H. Brian Eve; Vice-Chairman—Mr. G. L. Coates; Hon. Sec.— Mr. W. H. Rees.

Elections and Examinations: Chairman—Mr. G. R. Symmons; Vice-Chairman—Mr. E. P. Stewart; Hon. Sec.—Mr. P. E. Rowlinson.

Finance: Chairman—Mr. G. D. Walford; Vice-Chairman—Mr. J. D. Russell-Davis; Hon. Sec.—Mr. A. H. French.

General Practice: Chairman—Mr. F. J. H. Brackett; Vice-Chairmen—Mr. O. S. Chesterton (Chairman: Building Surveyors Panel); Mr. W. N. D. Lang (Chairman: Housing and Urban Management Panel); Mr. W. S. Goodbody (Chairman: Town and Country Planning Panel); Mr. J. H. C. Chesshire (Chairman: Valuation, Rating and Estate Agency Panel); Hon. Sec.—Mr. A. L. Strachan.

General Purposes: Chairman—Mr. C. D. Pilcher; Vice-Chairman—Mr. Guy Biscoe,

Internal Services: Chairman—Mr. William James;
Other Officers—Mr. Arthur Gadd (Chairman:
Publications Executive Panel); Mr. J. Francis Smith
(succeeded by Mr. R. B. Caws) (Chairman: Technical
Information and Research Executive Panel); Mr. E. J.
Wainwright (Chairman: Library Executive Panel);
Mr. J. D. Wix (Chairman: Meetings Executive
Panel).

Land Surveyors: Chairman—Brigadier Guy Bomford; Vice-Chairman—Brigadier A. H. Dowson; Hon. Sec.—Mr. Alfred Stephenson.

Mining Surveyors: Chairman—Mr. George Alexander; Vice-Chairmen—Mr. N. R. Palmer and Mr. O. F. Wooding.

Parliamentary: Chairman—Mr. W. S. Goodbody; Vice-Chairman—Mr. C. D. Shott; Hon. Sec.— Mr. H. D. S. Stiles.

Professional Practice: Chairman—Mr. G. H. Heywood; Vice-Chairman—Mr. O. S. Chesterton; Hon. Sec,—Mr. Guy Biscoe.

Public Officers: Chairman-Mr. C. D. Shott,

Public Relations: Chairman—Mr. B. J. Collins; Vice-Chairman—Mr. J. D. Wix; Hon. Sec.—Mr. Clifford Dann.

Quantity Surveyors: Chairman—Mr. Cyril Sweett; Vice-Chairman—Mr. J. G. Osborne; Hon. Sec.— Mr. J. A. Burrell.

(b) MEMBERSHIP

The following tables give comparative statistics of membership for the years indicated:

TABLE A

Honorary Members	Fellows	Professional Associates	Associates	Probationers	Students	Housing	Total
1 960 30	4,701	10,441	32	2,045	5,167	62	22,478
1961 31	4,892	10,665	34	2,321	5,256	63	23,262
+1	+191	+224	+2	+276	+89	+1	+ 784

TABLE B

	Fellows	Profes- nional	Other	Proba- tioners	Students	Total
MAY-						
1869	162	31	8		2	202
1870	180	59	9		2	241
1880	342	15	5		10	507
1890	1,095	310	89		123	1,617
1900	1,883	757	88		336	3,064
1910	1,862	1,970	75		365	4,272
1920	2,191	2,510	47	36	132	4,916
1930	2,675	3,094	35	928	436	7,168
1940	3,287	4,388	77	973	572	9,297
1950	3,779	5,527	41	1.983	5,494	16,824
1960	4,701	10,441	32	2,045	5,167	22,386
1961	4,892	10,665	34	2,321	5,256	23,168

23,262
63
31

(c) MEETINGS AND FUNCTIONS

Meetings. The following General Meetings were held during the session:

1960

10th October ... General Meeting (Estate Management):
"The Changing Pattern of Living," by
Mr. A. L. Strachan, B.Sc. (Fellow).

13th October ... General Meeting (Land Surveyors):
"The Lake Nyasa Hydrographic Survey,"
by Lieut,-Commander R. T. Bailey.

THE CHARTERED SURVEYOR

19th October	General Meeting (Quantity Surveyors): "Future Practice and Procedure in
	Quantity Surveying," by Mr. K. K. Dale (Fellow).
14th November	,
	Presidential Address by Mr. J. D.
	Trustram Eve (Fellow), F.L.A.S., F.A.I.
	(President).
76th November	General Meeting (Mining Surveyors) .

26th November... General Meeting (Mining Surveyors):

"Offshore Mineral Exploration," by
Mr. R. H. Garnett, B.SC.(ENG.), A.R.S.M.

5th December ... Ordinary General Meeting:
"Off-Street Parking," by Mr. E. H.
Doubleday, O.B.E. (Fellow), P.P.T.P.I.,
M.I.MIN.F.

15th December... General Meeting (Land Surveyors):

"Surveying in Northern Australia," by
Major A. G. Bomford, M.A. (Professional
Associate). (Illustrated with lantern
slides.)

1961

2nd January ... Ordinary General Meeting:

"Fire Precautions in Buildings," by
Mr. F. W. Delve, C.B.E., M.I.FIRE, Chief
Officer of the London Fire Brigade.
(Illustrated with lantern slides.)

23rd January ... General Meeting (General Practice):

"Some Reflections on Property Development," by Mr. E. C. Uren, F.C.A.,
Director of the Laing Development Co.,
Ltd.

6th February ... Ordinary General Meeting:
"Share Valuations: Why and How?"
by Mr. T. A. Hamilton Baynes, M.A.,

6th March ... Ordinary General Meeting:

"Rights of Light," by Mr. Bryan W.
Anstey, B.Sc. (Fellow), F.A.I. (Illustrated with lantern slides.)

16th March ... General Meeting (Land Surveyors):

"Precise Surveying in the Construction of Nimrod, the 7 GeV Proton Synchrotron," by Mr. D. W. Berry, A.INST.P., of Messrs. Hilger and Watts, Ltd. (Illustrated with lantern slides.)

24th March ... General Meeting (Mining Surveyors):

"Scottish Developments in the Mining Industry," by Professor R. McAdam,
B.SC., PH.D.

10th April ... Ordinary General Meeting
"Recent Rating Decisions," by Mr.
David Widdicombe, Barrister-at-Law.

19th April

... General Meeting (Quantity Surveyors):

"The Conflict between Capital Cost and Running Costs: the use of Cost Prediction as a Guide to Planning and Design," by Mr. P. A. Stone, M.SC., of the Building Research Station.

1st May ... Ordinary General Meeting:
"Valuers, Quantity Surveyors and Architects—Combined Operations or Eternal Triangle?" Stages of a development project, depicted by Mr. Arthur Green, M.B.E., T.D. (Fellow), F.A.I., Mr. Cecil Elsom, F.R.I.B.A., Mr. Robert Stevens (Professional Associate) and Mr. J. W. Hughes, B.SC. (Fellow), F.A.I.

Annual Conference. The following addresses were given at the Chartered Surveyors Annual Conference at the University College of North Waks, Bangor, in September, 1960:

"Educating the Future Citizen," by Sir John Wolfenden, C.B.E.

"Education for the Professions," by Mr. A. A. Part, C.B., M.B.E.

"The Education of the Chartered Surveyor," by Mr. Henry W. Wells, C.B.E. (Fellow), F.A.I.

"Improving a Hill Farm," by Professor E. J. Roberts, M.A., M.SC.

"The Agricultural Division: Quo Vadit?" by Mr. R. C. Walmsley (Fellow), F.L.A.S.

"The Education and Training of Mining Surveyors," by Professor E. L. J. Potts, M.S.C., M.I.MIN.E. (Fellow) and Mr. K. Wardell, M.I.MIN.E., F.G.S. (Fellow).

" The Geological History of Antarctica," by $Dr.\ R.\ J.\ Adie,\ B.sc.,\ F.G.s.$

"The Evolution of the Chartered Surveyor in British Society," by Mr. Robert Steel, B.SC.(EST. MAN.).

Winter Agricultural Conference. The following addresses were given at the Agricultural Conference held at the Institution on 9th January, 1961;

"Farm Size," by Dr. G. P. Wibberley, B.SC.

"The Future of the Landlord and Tenant System," by Mr. R. B. Verney and Mr. G. B. Redmayne,

APPENDIX II

Annual Report of the Quantity Surveyors Committee

1960-1961

INTRODUCTION

During the session the activities of the Committee have been concentrated upon three main subjects of review:--

 The revision of the constitution of the Committee and the procedure for its election.

2. The revision of the examination structure and syllabus for the quantity surveying section in furtherance of the Council's review of educational policy.

 The review of the scale of professional charges for quantity surveying services—Scale No. 36.

As the following sections of this Report will show, these have taken place against a background of considerable activity over the whole field of the surveyor's profession and the Institution's relations with the building industry.

PERSONNEL

Committee: Messrs, C. F. Baker; D. J. Bendle, M.B.E.; A. T. Brett-Jones; J. T. A. Brooks, C.B.E.; J. A. Burrell (Honorary Secretary); R. W. Coatman; A. J. Culley; K. K. Dale; R. G. Davies; A. W. Davson, O.B.E.; J. D. Trustram Eve (President); R. H. Francis, O.B.E.; E. Norman Harris, A.F.C.; L. E. Henderson; I. M. Cuthbertson Hill; Frank Hyams; William James; A. H. Killick; E. W. Leaning; Robert Menzies, O.B.E.; James Nisbet; J. G. Osborne (Vice-Chairman); E. Harold Palmer (Honorary Secretary to the Institution); P. R. Pank; Rex Procter (deceased); C. E. Whitfield Richards; J. H. M. Sims; E. Morley Smith; K. J. Speakman-Brown; E. P. Stewart, C.B.E.; Cyril Sweett (Chairman); M. H. Thackray (deceased); G. T. Vale; and G. D. Walford (Vice-President).

Co-opted Members: Mr. C. T. Every, C.B.E. (Chairman of the Fees Sub-Committee); Messrs. James Craigie and George Tulley (Scotland); Mr. H. W. Gooding, O.B.E. (Northern Ireland); and Mr. J. Gordon Aston (Eire). The Committee were also glad to welcome once again Mr. O. S. Chesterton, M.C. (Member of Council) and Mr. E. W. Spiller (Fellow) as liaison members from the General Practice Committee.

Mr. M. H. Thackray (Fellow): The Committee received with deep regret the news of the sudden death of Mr. Montagu Hamilton Thackray, on 24th January, 1961. He had served on the Committee since 1943 and was its Chairman in 1956-57. He was also a Member of Council from 1955 to 1960, and was a Vice-Chairman of the National Joint Consultative Committee of Architects, Quantity Surveyors and Builders.

Mr. Rex Procter (Fellow) A.R.I.B.A.: The Committee were shocked to learn of the sudden death of Mr. Rex Procter and his wife in a road accident on 22nd March, 1961, Mr. Procter had represented Yorkshire on the Committee since 1955 and was also a Member of Council and a past Chairman of the Yorkshire Branch.

New Members: In addition to those sitting members who were re-elected for the session 1960-61, Mr. R. W. Coatman (Junior Quantity Surveyors), Mr. I. M. Cuthbertson Hill (Northumberland, Durham, Cumberland and Westmorland), Mr. Robert Menzies, O.B.E. (Metropolitan) and Mr. J. H. M. Sims (Junior Quantity Surveyors) were elected to the Committee.

Retiring Members: At the beginning of the Session Messrs. T. Cuthbertson Hill, R. L. Everest, R. W. Hayward and Leonard Fletcher retired from the Committee.

The Committee noted with regret the impending retirement at the end of the Session of Messrs. R. W. Coatman, L. E. Henderson, E. W. Leaning and J. H. M. Sims. Mr. Henderson became a member of the Committee in 1936 and was Chairman in 1950-52. Mr. Leaning had served on the Committee since 1950 and was Chairman of the Fees Sub-Committee from 1956 to 1959. The Committee have expressed their sincere appreciation of the valuable services rendered so willingly by these members to the profession and to the Institution.

Council: The following members have represented quantity surveyors on the Council during the Session:—

Messrs. William James, J. G. Osborne, Cyril Sweett and G. D. Walford (Vice-President). Mr. Sweett has decided not to seek re-election to the Council and the Committee have expressed their sincere appreciation of his services.

Other quantity surveyors serving on the Council were Messrs. A. T. Brett-Jones, G. L. Coates, A. W. Davson, o.B.E. (Life Member of Council), C. T. Every, c.B.E., E. Harold Palmer (Honorary Secretary of the Institution), Rex Procter and E. R. Webster.

Standing Committees of the Council: The following members qualified as quantity surveyors served on the Standing Committees of the Council during the session:—

Educational Policy: Messrs. A. T. Brett-Jones, J. A. Burrell, G. L. Coates, E. N. Harris, A.P.C., R. H. Neims, Arthur Prichard, Rex Procter, E. R. Webster and B. S. West.

Elections and Examinations: Messrs. R. G. Fanshawe, Frank Hyams, J. E. Morgan, P. R. Pank, S. G. Rose, E. P. Stewart, C.B.E., G. T. Vale and John Watson.

Finance: Messrs. J. A. Burrell, C. T. Every, C.B.E., Peter Johnson, D. R. Male, H. J. Ridge, Cyril Sweett

and G. D. Walford (Chairman).

General Purposes: Messrs. A. T. Brett-Jones, D. Burke-Collis, T. E. Burns, A. W. Davson, O.B.E., C. T. Every, C.B.E., William James, J. A. Summers, Cyril Sweett, Donald Symonds and G. D. Walford.

Internal Services: Messrs. N. de Rome, R. G. Fanshawe, William James (Chairman), C. E. Kenney, E. W. Leaning, C. M. Nott, E. Morley Smith and P. H. Toy.

Parliamentary: Messrs. C. T. Every, C.B.E. and Cyril

Professional Practice: Messrs. G. L. Coates, William James, J. G. Osborne and G. D. Walford.

Public Officers: Messrs. J. T. A. Brooks, C.B.E.,

M. F. Rice and E. P. Stewart, C.B.E.

Public Relations: Messrs. R. G. Davies, E. R. Gorsuch, P. W. Grafton, G. A. Lewis, R. H. Mildred, D. W. Nunn, o.B.E. and Rex Procter.

Liaison Members to the Scottish Quantity Surveyors Committee: Messrs, K. K. Dale and I. M. Cuthbertson Hill.

Officers of the Standing Sub-Committees

Sub-Committee	Chairman	Vice-Chairman
Practice	Mr. J. G. Osborne	Mr. E. P. Stewart
		C.B.E.
Fees	Mr. C. T. Every,	Mr. E. Norman
	C.B.E.	Harris, A.F.C.
Education and	Mr. E. Norman	Mr. Rex Procter
General Purposes	Harris, A.F.C.	

Meetings: During the period under review the Committee have held nine meetings. There have also been 83 meetings of the Sub-Committees and Working Parties in addition to meetings with other societies, associations and public bodies attended by the representatives of the Committee.

GENERAL BUSINESS OF THE COMMITTEE

Practice: In addition to the usual flow of enquiries by members and other bodies for advice on contract matters, the Sub-Committee have dealt initially with many matters

of concern to quantity surveyors.

On the subject of technical information, the Committee received in May, 1960, a report on the needs of quantity surveyors in this field. The Committee's views have been made known to the Technical Information and Research Executive Panel of the Internal Services Committee which is now endeavouring to co-ordinate the needs of all chartered surveyors and with which the Committee and the Cost Research Panel are maintaining the closest possible liaison.

On holidays with pay and the reimbursement to contractors of increases in contributions, advice has been made available to members in the form of the Opinion of leading Counsel.

On Daywork Agreements, the Committee await with interest the consideration of the National Schedules of Daywork Charges and the Agreements on Electrical and on Heating, Ventilating and Domestic Engineering work, by the Restrictive Practices Court. Representatives of the Committee received those of the Federation of Associations

of Specialists and Sub-Contractors for an informal discussion on daywork matters.

The study of the uses of computers and tabulators for quantity surveying practice has continued and an interim report by the Working Party has been published in *The Chartered Surveyor*. It is also intended to hold the General Meeting of Quantity Surveyors in October, 1961, on this subject.

At the Annual Conference at the University of Leicester in July, 1961, the subject arranged for the Quantity Surveyors Sectional Meeting is "The Modernisation of Techniques in Quantity Surveyors' Offices: New Approaches to the preparation of Bills of Quantities and Final Accounts."

Consideration has been given to methods of measurement, both at home and overseas. The progress of the editing of the revised (5th) edition of the Standard Method of Measurement has been watched closely. The date of publication will probably be at the end of 1961. Overseas, the production of Methods of Measurement by the Branches for Hong Kong and China, Nigeria and Singapore was assisted by the Council on the advice of the Committee.

The revised Directions on Advertisements and other public announcements have been noted and their application to quantity surveyors is being studied. The introduction of standard notice boards for use by quantity surveyors and building surveyors has been considered and recommendations are being made to the Council that such boards should be approved both for use by individual firms and for inclusion on a professional consultants' board on sites where building work is in progress.

Applications for membership and examinations: In 1960, there were 247 applications for election as chartered quantity surveyors from candidates who had passed the qualifying examination. 3,686 candidates applied to sit for the professional examinations in the quantity surveying section. All these applications, together with 324 applications for transfer to the Fellowship, for enrolment in the class of students, for reinstatement to membership and for opinions as to eligibility for the examinations, were considered by the Practice Sub-Committee.

Fees: The attention of the Sub-Committee has been directed mainly to the revision of the scale of professional charges for quantity surveying services—scale No. 36. The revised scale has been published with the approval of the Council, with an explanatory memorandum, and will come into operation on 1st July, 1961. The Committee have expressed their thanks to the Sub-Committee and, in particular, to their Working Party (Messrs. C. T. Every, C.B.E., E. Norman Harris, A.F.C. and J. G. Osborne).

The Sub-Committee have also dealt with a number of applications for advice from members and have pointed out to members the need to ensure that they are fully informed on costs of living and working in territories overseas before undertaking work on a stated basis of fees.

Preliminary discussions have taken place with the Ministry of Health on the subject of fees for work for Hospital Boards, and discussions are proceeding with the R.I.B.A. and the Association of Consulting Engineers on the question of consolidated fees for professional services.

Education and General Purposes: The main task during the Session has been the revised examination structure and syllabus for the quantity surveying section. This major task has involved a detailed study of very many aspects of the work and future trends of the profession, particularly in relation to the ideas formulated by the Annual Conference at Bangor in September, 1960, and the one-day conference on "Education for the Quantity Surveyor" held on 2nd December, 1960.

The Conference on 2nd December, 1960, which was opened by the President, was attended by 130 members and official guests and a Report has been published.

Concurrently with the review of educational policy, Working Parties have been considering the question of sandwich courses and their application to the quantity surveying profession, the possible introduction of a Diploma in Technology in relation to quantity surveying, and the subjects and scope of post-qualification diplomas.

The Sub-Committee have advised on the appointment of, and procedures to be adopted by, the examiners in "Quantities" and allied subjects and have dealt with various points of application of the Rules and Examination to candidates overseas.

COST RESEARCH PANEL

Following the election of Mr. Cyril Sweett as Chairman of the Quantity Surveyors Committee in June, 1960, Mr. E. R. Parrinder (Fellow) succeeded him as Chairman of the Panel.

The Committee noted with great interest the Report to the Council by the Panel in November, 1960, covering the first four years of their work from their establishment in 1956. The Report was well received by the Council and was published in *The Chartered Surveyor* for February, 1961. The Panel continue as before to work in close collaboration with the Committee.

The third and fourth post-qualification courses in cost research and cost planning were held in November, 1960, and April, 1961. The third course was held at the T.U.C. Building in Great Russell Street, W.C.1, and was attended by 32 members drawn from the provinces. It was hoped that they would be willing and able thereafter to arrange short courses in their own Branch areas. For the fourth course in April, 1961, 55 members attended at Carpenters' Hall, E.C.3. Both these courses were administered on behalf of the Committee and the Panel by the L.C.C. Brixton School of Building. An omnibus edition of the papers given at these courses is being prepared for publication.

Through their Design-Cost Research Working Party, the Panel have continued to maintain an interest in the cost research projects by the Branches, fourteen of which are now engaged in these studies. Reports have been received from three Branches and are being considered for publication in *The Chartered Surveyor*.

The Working Party is also continuing to sponsor and to prepare for publication a number of papers on subjects related to cost research and cost planning.

The Quantity Surveying Techniques Working Party have continued their studies of the uses of the bill of quantities and have heard evidence from architects, quantity surveyors and builders, to supplement the written replies to the questionnaires.

The Working Party on Agricultural Cost Research have commenced their initial studies and hope to increase the scope of their future work, in consultation with the Agriculture and Forestry Committee.

The field of cost information is of increasing importance and, in consultation with the Quantity Surveyors Committee, a questionnaire on a pilot scheme for a cost information service has been circulated to a random sample of firms in England and Wales. The results are being analysed.

In addition to liaison with the College of Estate Management on the preparation of a correspondence course on cost planning, the Panel have maintained and increased the number of their contacts with organisations and individuals both at home and overseas.

INTERNAL RELATIONS

Quantity Surveyors Sections of the Branches: Liaison with the Branches has been continued through the visits by the Officers of the Committee and the Under-Secretary, who have welcomed these opportunities to meet members and to discuss the work of the Institution and the profession.

The Committee noted with satisfaction that, during the session, Quantity Surveyors Sections had been formed in four Branches—Cambridge, Huntingdon, Norfolk and Suffolk, Kent, London (North Western) and Middlesex and Urban Essex. This brings the total to 24 in the United Kingdom and Eire.

Officers Conference with Chairman and Honorary Secretaries of the Sections: The fifth informal Conference was held on 15th November, 1960, and was opened by the President. It was attended by the representatives of 23 Branches, with observers from those in the London area which did not have Sections.

Triennial Conference of Quantity Surveyors: The sixth Triennial Conference will be held on 30th May, 1961, when the Committee will present an account of their stewardship during the period since the last Conference in November. 1958, and matters of current interest will be discussed. A full report of the Conference will be published in The Chartered Surveyor.

Chartered Surveyors Annual Conferences: A number of quantity surveyors attended the Conference at Bangor in September, 1960, on the theme "Education and the Chartered Surveyor."

The Committee have also arranged to participate in the July, 1961, Conference at the University of Leicester.

Quantity Surveyors General Meetings: Two General Meetings were held during the Session. On 19th October, 1960, Mr. K. K. Dale (Fellow) read his paper on "Future Practice and Procedure in Quantity Surveying" as an introduction to a general discussion. On 19th April, 1961, Mr. P. A. Stone, M.SC, of the Building Research Station, read his paper on "The Conflict of Capital Cost and Maintenance Costs: The Use of Cost Prediction as a Guide to Planning and Design."

Chartered Quantity Surveyors Annual Dinner: The Dinner was held at Grosvenor House, Park Lane, W.1, on 15th November, 1960, and was attended by 1,025 members and their guests. The principal guests were the Minister of Works, the Right Honourable Lord John Hope, M.P. and the High Commissioner for Canada, His Excellency the Honourable George Drew, Q.C. A report of the Dinner appeared in The Chartered Surveyor for February, 1961.

Relations with the Branches Overseas: In the summer of 1960 the Officers welcomed Mr. Harold Wexler (Fellow),

the Institution's Honorary Corresponding Secretary for Australia. In addition, close contacts have been maintained with the Branches in the Rhodesias and in East Africa, and with the Chapter of South African Quantity Surveyors, whose two representatives have been welcomed. Contact is also being maintained with the Canadian Institute of Quantity Surveyors and the Jamaican Institute of Ouantity Surveyors.

Junior Quantity Surveyors: The Committee noted with interest that the Junior Organisation Quantity Surveyors Committee had agreed with the Junior Organisation on a new constitution, and received with interest a report of the work of the Committee, whom they congratulated on a satisfactory year's work. In particular, the reports by the Junior Committee on the purpose and scope of discussion groups and on the portrayal of the work of the chartered quantity surveyor were warmly welcomed.

EXTERNAL LIAISON

Representatives to other Bodies: The Committee have recommended the nomination of representatives to a number of bodies, including:

Joint Contracts Tribunal.

Ministry of Works—National Consultative Council.

British Standards Institution—Building Divisional
Council

Industry Standards and Technical Committees.

National Joint Consultative Committee of Architects, Quantity Surveyors and Builders and Regional Committees.

Standing Joint Committee for the Standard Method of Measurement.

R.I.B.A. Technical Standards Committee.

Joint Meetings with Building Industry: Representatives of the Committee and of the Institution have participated in joint meetings and conferences with the other parties to the building industry, both in London and in the Branches. The Committee were also glad to note that cordial relations had been established with the Association of Consulting Engineers.

Statistical Survey of Volume of Work in Hand in Quantity Surveyors' Offices: In co-operation with the Ministry of Works, the Committee have arranged to conduct six-monthly surveys of the work in hand in private firms. This is a strictly confidential survey and is dealt with by the Institution

Secretariat in such a form that no indication is given to the Ministry of the name or address of any firm. There has been a reasonably good response to these enquiries, of which the overall results have been reported to the National Consultative Council and published in *The Chartered Surveyor*.

Visits by Representatives of other Bodies: In August, 1960, Mr. T. C. Wolferstan, Honorary Secretary to the Institute of Quantity Surveyors (Australia) visited the Institution and was received by the Officers. In March, 1960, Mr. Bjorn Bindslev, M.A.A., of the Royal Danish Academy, Copenhagen, met the Officers during a brief visit to England.

PUBLIC RELATIONS

In addition to the usual Institution activities to further public relations, the following action has been of special interest to quantity surveyors:

B.B.C. programme "Building Matters"; a member has participated in certain programmes.

"City Press": on 28th October, 1960, a full-page article was published on "The Importance of Building Costs."

Correspondence in *The Times:* The Chairman participated in the correspondence on building procedures in March-April, 1961.

The Institute of Directors' publication "Better Offices" of February, 1961, contained an article by the Chairman on the Cost of Office Buildings.

Dublin: on 8th May, 1961, the Chairman will address a meeting of representatives of architects, quantity surveyors and builders on "Building Economics and the Chartered Quantity Surveyor."

Careers Booklet: a Working Party has been formed to pursue the completion and arrange for the publication, in consultation with the Public Relations Committee, of a careers booklet on the Chartered Quantity Surveyor.

Technical Press: The Officers were glad to meet the Editors of the leading journals concerned with the Building Industry and the Committee agreed that nothing but good could come from closer contacts in this field.

Press Conferences have been arranged in connection with the publication of the revised Scale of Professional Charges for Quantity Surveying Services—Scale No. 36 and the Triennial Conference on 30th May, 1961.

APPENDIX III

Annual Report of the Junior Organisation

SESSION 1960-1961

PROGRESS

We have continued our efforts to make the atmosphere in the Junior Organisation more friendly and, wherever possible, informal. This "new approach" has been encouraged by the relatively high level of attendance at meetings, residential courses, and other functions, attained last year and maintained in this. This applies not only to London; many Junior Branches have also enjoyed particularly keen support, both for meetings on professional subjects and for social events.

ANNUAL CONTERENCE

This was held on 10th November and, for the first time, invitations were extended not only to all members of the Junior

Organisation Committee but also to the Chairmen and Honorary Secretaries of all Junior Branches and the Chairman and Honorary Secretary of the Junior Organisation Quantity Surveyors Committee. This larger Conference discussed and voted upon 21 Resolutions and many of those which were "carried" were concerned with suggestions for improving the Institution's public relations service. This is a matter of great interest to Junior Members, who are anxious to have a system for presenting the Institution and the activities of its members to the public, both directly and through the press, in the most thorough and up-to-date manner possible.

The Conference ended with a discussion on whether or not the Junior Organisation age-limit should remain at 33. No vote was taken as it was clear from the discussion that there are insufficient grounds at present for making an alteration of this kind. It is, however, our practice to examine the J.O.'s fundamental rules from time to time and not to accept as necessarily permanent those that have been unchanged for a long time. This discussion, though inconclusive, was interesting, and useful in producing other "by-product" ideas.

STUDY AND RESEARCH The work of the Research Group on the problem of compensation and betterment, which was started last session, has been

which was started last session, has been completed and the Group's report has been passed by the Junior Organisation Committee to the Institution for consideration. It is fitting that this should have been done while Mr. J. D. Trustram Eve holds office as President stimulated interest in this matter by the Juniors. Another Working Party is considering whether it is possible to speed up, without harming efficiency, the present rather lengthy procedure that has to occur before the Institution can give approval to employment and office as being satisfactory for examination candidates' practical training. Means of improving liaison with Students and Probationers on full-time study courses, for the purpose of encouraging them to

take an interest in the Institution, are also being considered and this year, for the first time, the Chairman and Honorary Secretary accepted an invitation of the President of the Students' Union of the College of Estate Management to meet and address these Students. This proved most valuable and it is hoped to make it an annual event,

WEEK-END RESIDENTIAL COURSES Three courses have been held during the session—the first in November, for members in the North, took place at Lyme Hall, near Stockport. It was organised by

the Lancashire, Cheshire and Isle of Man Junior Branch and covered a wide variety of professional subjects. The more specialised courses were arranged by the Junior Organisation Quantity Surveyors Committee on the theme "Clients, Cash and Contracts" at Trent Park, Cockfosters, and by the Junior Organisation Committee on "Partnerships." The latter was held at St. John'ts College, Oxford, where over 100 members made new friends and learnt something of the advantages and the pitfa'ls of partnership.

Following a Conference resolution, and in view of the popularity of these courses, the Junior Organisation Committee are considering whether additional courses can be organised successfully in other parts of the country.

SOCIAL

The Annual Dinner on 10th November at the Drapers' Hall was attended by the record number of 225 members and

guests: the Principal Guest was Bi;2°c. Jier Sir John Hunt, C.B.E., D.S.O., who fascinated members and guests present with an account of the work of the Duke of Edinburgh's Award Scheme.

The Junior Organisation Quantity Surveyors Christmas Dinner was another notable and well attended success.

The annual dance is being held this year, for the first time, in May instead of January and members will enjoy the novelty of an evening afloat upon the Thames.

J.O. QUARTERLY The three-monthly quota of four pages in *The Chartered Surveyor* were used to give information, views and comments on

Junior Organisation matters in an entertaining form. The Honorary Editor, Mr. Alan Gillett, was awarded the Special Prize of the 1913 Club, which is given annually to the Junior Member judged to have contributed most to the Organisation during the last session.

BRANCHES The Chairman and Honorary Secretary of the Junior Organisation visited all the Branches during the session. Generally, Junior Branch functions have been well supported, but travelling is still the greatest difficulty in the more Rural Branches and in those

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where the membership is divided between a number of smaller centres. Liaison with Junior Members overseas has been maintained. In the case of Kenya, where a Branch Junior Section is in being, regular reports of activities are sent to the Junior Organisation Committee and that Committee would welcome similar reports from overseas Juniors elsewhere.

REPRESENTATION Officers and representatives for the Session were:

Chairman: Rafe Clutton.
Vice-Chairman: Peter Poole.
Honorary Secretary: Tony Brock.

The three members who represented the Junior Organisation on the Council were:

Rafe Clutton, Clifford Dann and Peter Poole,

Representatives have served on all Standing Committees of Council and on many sub-committees and working parties.

The Officers of the Junior Organisation Quantity Surveyors Committee were:

Chairman: Dick Hayward. Vice-Chairman: John Sims. Honorary Secretary: George Elliott.

JUNIOR In the summer of last year Juniors said good-bye with great regret to Miss E. F. Grubb who had looked after their affairs so ably for many years. At the September

meeting a presentation of a gold watch and a cheque were made to Miss Grubb by past and present Junior Members.

At the start of this session we welcomed Miss Meriel Brown, the new Junior Organisation Secretary, and wished her every success in her new office.

In Conclusion We are very grateful to the President,
Mr. J. D. Trustram Eve, and to Members
of Council, Standing Committees and Branch Committees
for their encouragement, support and interest in Junior
affairs throughout the Session.

DIARY OF PRINCIPAL EVENTS

1960

22nd September ... "The General Practitioner and the Builder," by Mr. J. R. Wiles (Fellow).

13th October ... J.O.Q.S. "How Bad are your Bills?" by Mr. L. J. Bradshaw.

20th October ... "Roads out of Railways," by Brigadier T. I. Lloyd.

10th November ... Annual Dinner at Drapers Hall.

11th-13th November Area Residential Course at Lyme Hall, Disley, near Stockport.

22nd November ... J.O.Q.S. "Pre-Contract Practice," by Mr. P. Johnson (Fellow).

8th December ... "The Modern Shop" by Mr. G. A.
Watts of Littlewoods Stores, Ltd.

14th December ... J.O.Q.S. Christmas Dinner.

5th January... "The Channel Tunnel," by Mr.
H. J. B. Harding (illustrated by slides).

16th February ... "Continental Practice," by Mr. R. King (Fellow).

21st February ... J.O.Q.S. "New Ways with Concrete," by Mr. F. B. Lydon.

24th-26th March ... Residential Course, St. Johns College, Oxford. Subject : "Partnerships."

7th-9th April ... J.O.Q.S. Residential Course, Trent Park Training College, Cockfosters. Subject: "Clients, Cash and Contracts."

20th April ... "Planning — Onwards or Backwards?" by Mr. J. L. Parkinson, A.R.L.B.A.

18th May ANNUAL GENERAL MEETING.
26th May Annual dance, affoat on the Thames.

